

Appendices

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Stow Open Space and Recreation Plan Survey

The Town of Stow is updating its Open Space and Recreation Plan. As part of this process, we invite Stow residents to share their opinions on recreation, open space protection, and future growth and development in Stow. The Open Space and Recreation Plan helps guide the Town's priorities in these areas and is updated every 5 to 10 years.

Please complete this brief survey by answering the 10 multiple choice questions below. Responses are due by March 30, 2015. If you'd prefer to complete a paper copy of the survey, you can print this form or pick one up at the Conservation Department office at Town Building and leave the completed survey in the box in the Town Building lobby. You can also mail completed surveys to the Stow Conservation Commission, 380 Great Road, Stow MA 01775.

A public meeting will be held in late spring/early summer to present a draft of the updated plan.

Thank You!

Stow Conservation Commission & Stow Open Space and Recreation Plan Subcommittee

1. Please select up to 4 factors that were most important to your decision to live in Stow (either the reasons you moved here or choose to remain in Stow)

Check up to four responses

- 57 20% ☐ Friends or family live here
- 107 38% ☐ Access to good schools
- 177 62% ☐ Rural or small town character
- 65 23% ☐ Commuting and/or job opportunities
- 56 20% ☐ Low housing density
- 10 4% ☐ Convenient shopping and services
- 110 39% ☐ Farmland and orchards
- 96 34% ☐ Quiet
- 6 2% ☐ Town services
- 34 12% ☐ Affordable housing
- 128 45% ☐ Protected open space and trails
- 113 40% ☐ Safe neighborhoods/low crime
- 43 15% ☐ Recreation opportunities
- 24 9% ☐ Other:

2. Which of the following have you and/or your family visited in the past 12 months:

Check all that apply.

- 163 58% ☐ Stow Community Park (on Old Bolton Road)
- 123 44% ☐ Other formal playing fields (Pine Bluff, Memorial Field/Bradley Lane, Pompo Field)
- 148 53% ☐ Assabet River National Wildlife Refuge
- 124 44% ☐ Delaney Wildlife Management Area (on Harvard Road)
- 159 57% ☐ Town Conservation Areas (Town Forest, Captain Sargent, Marble Hill, Flagg Hill, Heath Hen)
- 84 30% ☐ Assabet River (boating, fishing)
- 90 32% ☐ Track Road (walking, biking, running)
- 81 29% ☐ Lake Boon (boating)
- 121 43% ☐ Lake Boon (swimming)
- 45 16% ☐ Stow tennis courts
- 109 39% ☐ Rail Trail in Hudson or other communities
- 30 11% ☐ School Track in surrounding community
- 48 17% ☐ Stow Recreation Department programming
- 67 24% ☐ Stow golf courses or driving ranges
- 257 92% ☐ Stow apple orchards or farms

3. Approximately how often do you and/or your family make use of Stow's formal recreation areas (playing fields, Stow Community Park, playgrounds, tennis courts, town beach, etc.)?

Mark only one oval.

- 5 2% ☐ Almost every day
- 46 16% ☐ Several times a week
- 17 6% ☐ Once a week
- 45 16% ☐ Several times a month
- 29 10% ☐ An average of once per month
- 43 15% ☐ Four to six times per year
- 61 22% ☐ Once or twice a year
- 37 13% ☐ Never

4. Approximately how often do you and/or your family make use of Stow's conservation land or open space areas (Delaney, Town Forest, Flagg Hill, Assabet Refuge, etc.)?

Mark only one oval.

- 27 10% ☐ Almost every day
 41 15% ☐ Several times a week
 18 6% ☐ Once a week
 45 16% ☐ Several times a month
 43 15% ☐ An average of once per month
 38 14% ☐ Four to six times per year
 42 15% ☐ Once or twice a year
 26 9% ☐ Never

5. Would any of the following be likely to increase your use of Town conservation and recreation areas?

Check all that apply.

- 78 28% ☐ Information about the location of these areas
 118 43% ☐ Information about these areas (trail maps, rules, etc.)
 32 12% ☐ Guided walks with knowledgeable leaders
 54 20% ☐ More accessible trails (paved surfaces, gentler grades)
 1 0% ☐ Transportation from my home
 23 8% ☐ Bike racks at trailheads
 41 15% ☐ Additional designated parking areas
 102 37% ☐ N/A. I use them as frequently as I'd like
 33 12% ☐ Other: _____

6. **Approximately one-third of Stow's land area is currently developed for residential and commercial purposes. An additional one-third has legal protections as conserved open space. The remaining one-third is private land (woodlands, agricultural fields, and golf courses) that could either be developed or conserved in the future. Moving forward, which best describes your view of what should happen to this remaining one-third of the land area in Stow -- the land that is currently undeveloped and unprotected?**

Mark only one oval.

- 122 44% ☐ The Town should seek to protect as much land as possible and seek to limit additional development
- 98 36% ☐ The Town should seek to maintain the current ratio of developed and protected land - which would mean seeking to protect roughly half of the remaining land by various means (gift, purchase, restriction, zoning, subdivision open space)
- 43 16% ☐ The Town should concentrate its open space protection efforts on a handful of high priority parcels and allow the remainder to be developed
- 12 4% ☐ The Town should allow all the remaining open land to be developed and not seek to protect additional land

7. **Which of the following best describes your opinion on taxes and growth?**

Mark only one oval.

- 62 23% ☐ New single-family residential development is helpful to the Town because it generally provides additional tax revenue and increases the tax base.
- 118 43% ☐ New single-family residential development is costly to the town because it generally costs the Town more in services than it generates in taxes
- 96 35% ☐ Not sure

8. Please check up to 3 new or additional recreational facilities you would support creating in Stow:

Check up to three

- 24 9% ☐ Additional formal playing fields (soccer, baseball, lacrosse)
- 75 27% ☐ Accessible walking trails (for seniors, wheelchairs, strollers, etc.)
- 79 29% ☐ Bike lanes along roadways
- 91 33% ☐ Bike Trails
- 24 9% ☐ Picnic Areas
- 33 12% ☐ Playgrounds
- 46 17% ☐ Dog Park
- 21 8% ☐ Neighborhood Parks
- 48 18% ☐ Teen Center
- 14 5% ☐ Tennis Courts
- 106 39% ☐ Sidewalks
- 67 25% ☐ Walking Trails
- 8 3% ☐ Skateboard Park
- 19 7% ☐ Fishing Areas
- 56 20% ☐ Canoe/Kayak Launch Areas
- 21 8% ☐ Other: _____

9. What is your age?

Mark only one oval.

- 0 0% ☐ Under 18
- 6 2% ☐ 18-29
- 68 24% ☐ 30-44
- 112 40% ☐ 45-59
- 69 25% ☐ 60-74
- 26 9% ☐ 75+

10. How long have you lived in Stow?

Mark only one oval.

- 27 10% ☐ Fewer than 2 years
- 89 32% ☐ 2-10 years
- 101 36% ☐ 11-25 years
- 64 23% ☐ 25+ years

11. **Please feel free to expand on any answer or to comment on something we missed that you feel is important to consider as we update Stow's Open Space and Recreation Plan:**

Thank you!

Open Space and Recreation Survey -- Comments:
Increased management needed on conservation lands (periodic mowing of fields, invasives clearing). Particularly back side of Delaney (Harvard?).
Stated already but feel it is worth repeating that when our children were young we used the ball fields, Lake Boon and Recreation Summer Programs extensively. As empty nesters we use the conservation land more than the recreation land.
Get the Stow tax base down, it is getting difficult to keep up with paying the high taxes as a senior. Offer over 65 homestead rebates.
Please keep the town ice rink at the Community Park. We love it.
Complete the rail trail! It's an embarrassment that Hudson and Marlboro can develop it and we can't.
Opportunity to link w local users to help maintain trails like Spindle Hill
RE taxes are already high and will drive seniors out of stow if the man is too expensive
Question 6 isn't really well designed so be careful about your interpretations and use. The 'current ratio' and 'high priority' space are not mutually exclusive. The framework of the question also does not factor in any costs associated so it will indicate strength of opinion. In 10 questions this is only directional...if that.
Questions 3 and 4 are "seasonal" in nature - usage depends on what sports my kids are playing at the time. Now that my youngest has aged out of little league, we probably won't go to Stow Community Park much. This past fall, my child's soccer team had to practice in Bolton because there wasn't a field available in Stow.
Stow has this problem of buying land for "passive recreation" and tying the town's hands when we then might want to use it for playing fields or another "needs" the town might have for open space. I feel duped when I vote to preserve land then later on get told it couldn't possibly be for soccer fields because that's not "passive" recreation - but people can garden, ride horses, cross country ski, etc...I now feel that we have protected enough - time to plan for a vibrant community. I'm done supporting land purchases just to have land.
Keep up the good work. Please do not ban mountain biking on trails. I would support allowing bow-hunting for deer on conservation land.
So much of what is special about Stow is directly related to the relatively low level of development - compared with surrounding communities. That condition will not last unless Stow's residents take the steps necessary to conserve/protect key lands from eventual development. That is not a theory, it is a fact. It would be terrific if more of Stow's residents understood that many of the qualities that so many cherish will be temporary, unless deliberate and sustained actions are taken.
Colling's foundation re-enactments are recreational and historical, should be encouraged and expanded upon!
Sidewalks would be my top priority... Starting at all the roads connecting to town center and working out from there.... More kids should be able to walk to school and the library and we all should be able to walk easily around town....

In the development of the remaining unprotected land, we need a plan to open up more opportunities for revenue-producing business and industry to help afford the services we keep approving. Many of us are finding the combination of the land purchases, schools, and town infrastructure investments and resulting taxes to be quite painful, almost to the point of forcing us out of the town we have lived in for decades. And we don't have natural gas and fire hydrants, many of our roads are too narrow, poorly maintained and illuminated, with very few sidewalks. It feels as if the town is being controlled by a disproportionately wealthy subset of the citizens of the town.

A dog park would be wonderful. I also think some type of trash can/pick up at the Town Forest is needed. people now pick up their dog dropping in a plastic bag but LEAVE IT! That's just crazy, there needs to be a solution to that

Limit tax increases to keep Seniors able to stay in town

Do not spend any more on anything. The town is fine as is. Allow Collings Foundation to develop its property as it wishes. Stop impeding other large land owners from low impact uses but no more subdivisions. Stop all low income projects. Stop building schools and municipal buildings...we have enough...make more efficient use of existing facilities. Reduce Real Estate Taxes.

The town is simply too expensive for people who are retired or entering retirement. We live on the lake and we get passive services from the town. By passive I mean you have to enlist the help of the police or drive to a park or show up at a meeting to assure that something is done to correct a problem. The town needs to figure out how to attract clean industry, cut costs and offer more value to people who don't have school age children. This survey is a good idea but the broader issue is too many taxes for too little in return.

Loved the ice rink at stow community fields this year! Perhaps it's the brutal winter talking, but I'd like to see more opportunities to use the land in the winter. Guided hikes or Nordic skiing paths or just more info on what is available. I feel like we spend 3 seasons (almost) entirely outdoors and then hibernate in the winter!

It is imperative to maintaining the character and value of Stow that residential by-laws be upheld and enforced. The ongoing expansion of Collings Foundation activities are at odds with the character of the community and will destroy the quiet, natural and peaceful qualities that have made Stow a desirable place to live.

More cycling trails. Better cycling lanes. Better connectivity of the necklace. Better teen/kid space for yoga

Why the need for additional, town-funded, formal playing fields when we recently completed a large complex on Old Bolton Road? We were told that expenditure would satisfy the need for playing fields.

Maintaining the small town charm while fostering the development of accessible amenities to Stow's growing community is definitely no easy task. Thank you for this survey and good luck!

We use the Assaber River Rail Trail in Hudson often as a family. We would love it if it could connect with a rail trail in Stow. I would like safe bike lanes and sidewalks, especially on windy back roads.

There is no mention of trash mitigation. How about doing something to prevent people from leaving their trash at the recreation site parking areas. Every day when I walk through Delaney, I bring a trash bag with me to pick up other people's trash. It is very rare that a day passes without some trash being picked up. I would support a state ballot petition to REQUIRE the state to use un-redeemed bottle bill funds to implement trash collection at all state and town parks. During the last November elections, I heard that the state had \$35,000,000 in un-redeemed bottle bill revenue over the last 10 years. That means that the state could provide \$3,500,000 per year to fund trash collection at all state and town parks. Do I hear any support for this proposal?

While I understand the need to increase the number of homes, because Stow's property tax burden on homeowners is extremely high, it should be done with no destruction of wildlife areas

I think the natural areas of Stow are intrinsic to its character. I do not support the destruction of natural beauty to create citified type recreation, including but not limited to fields, fences, or structures that obstruct natural beauty

Farmers Market, Picnic Day, Canoe/Kayak/Waterways Day, Spring fest should not be focused on school families only; should include public recreation focus. Hiking Club.

The community park at Bolton Road is an eyesore. I sincerely hope there are no more created like it.

Please get rid of Camp Stow. They dominate Pine Bluffs and the town beach and most of the kids don't even live in town.

The Rec Commission encourages too much urbanization. The park off Old Bolton Road looks like it belongs in Somerville. NO MORE PAVING OVER PARKLAND.

More business to provide tax relief AND badly needed amenities to bring us into this century!

I am concerned about the tax burden that keeps creeping up. The town continues to purchase land that otherwise would be sold privately. When the town does this, the land no longer creates tax income. The town needs to strike a better balance. The town also continues to gobble up open-space land from PCD developments. This land is of no value to the town, and again eliminates what little taxes such land generates.

Whatever is further developed, please consider that part of Stows charm is its farm town feel. Despite this, we have commuters passing through on 117, and depending on what is developed, if located on 117...it will be more obvious to out of town residents and create even more traffic. Snow field is nicely tucked away so that it mostly draws only Stow and Bolton residents because commuters don't see it driving 117. I love the idea of a skatepark as it encourages scooter, bike, skateboarding for teens as well as elementary. Concord Acton Hudson have them. We've even driven to the Rye Airfield indoor park in NH this winter and my boys are all under 10. It encourages a great hobby for kids who are not as into traditional sports (soccer, baseball etc).

I feel that we have to maintain the character of this town. It is a primary reason we live here. The more asphalt we lay, building of new developments, etc. we do, the less quiet, rural we get.

We love the rural character, don't let it get developed! Moved here less than a year ago for the rural charm, good schools and commutes are good...love being outside, don't build, keep the farms and rural character

I would love for the major developments: Wildlife Woods, Circuit Drive, Harvard Acres and Birch Hill area to have safe walking/biking trail connectivity with each other and the central area in town including the library and the two schools. Sudbury has many sidewalks on their rural roads, and I often see folks and kids using them. I actually think this is a higher priority than protecting more land. Whenever I see kids biking along 62 to get to Circuit Drive I get so worried.

Sidewalks and Neighborhood Parks! Promoting good health is walking! You aren't able to safely walk with children in Stow without good/any sidewalks. Neighborhood playgrounds get kids out of the house and playing with their peers in the sunshine - decreases the chance of depression and weight gain, also stimulates the mind and body.

Keep Stow rural, quiet, dark, and relatively unpopulated. That's why most of us moved here.

Would really like our taxes to decrease. We should do what is best in that area, but without destroying the towns' quality of life. Tricky and that is why I am not sure about Ques 7. In the past more homes meant more schools and higher taxes, but may not be the case if one better structures growth (e.g.active adult housing).

I would like to see more quiet time on Lake Boon, and enforcement of existing rules on the lake. Continued budget for aggressive weed and invasive species management. Also would like to see a solution that would allow for increased draw down - the best solution for weed protection and elimination. I am in favor of development only if it brings business to town that would decrease tax rate.

I would like a lower property tax, while maintaining as much of the open space and country feel as is consistent with lower taxes. I am against more parking for the Town Forest, Delaney, etc., as it would attract a flood of outsiders, destroying the privacy of these areas and the adjacent residences, create trash and vandalism.

I chose to live in Stow partly because of its wooded and protected areas. Stow has a unique feel with a good amount of natural space left, something lacking elsewhere. I fear falling prey to something called the "shifting baseline" if more areas of town are developed or turned into single family homes. Essentially, to each of us, a few more areas of development don't alter our view of the area much, and so we shrug and accept it, but over the course of generations, massive and sometimes irreversible change sets in. Each new generation starts with a different baseline perception of what "normal" is. Needless to say, being something of an environmentalist and a scientist, I would like to avoid this and preserve our natural areas for generations to come.

I favor a town with protected land use as is currently the policy in Stow. Sidewalks along the western end of Stow would improve walking opportunities without first having to drive somewhere to walk

Bike lanes are important on the highly traveled roads, not on byways. People riding primarily for recreation can route themselves onto less traveled ways, those using bikes more for transportation need the 'straight line' roads, generally the ones autos want to take as well. I am retired now, but commuted two days a week by bicycle (snow free, anyway). If I want to bike to the library, or Shaws, any attempt to route me off 117 could easily double or triple the effort.

Our response to question 7 is that an analysis should be done by a financial planner or accountant.

I mentioned "fewer ticks" in one of the questions above. As much as I'd like fewer ticks, I wouldn't want more pesticides around. And though I don't use the conservation areas a lot, I very much appreciate the trees and country atmosphere of our town.

Stow's rural character is extremely important part of the town and region. People are attracted to Stow based on well thought out development and idyllic and harmonious recreation activities, Stow is known for apple orchards, golf courses, lake boon and protected areas like community areas and the Assabet. It should not and never be known for tank museums in residential areas.

There needs to be better parking for boat launch at Assabet River on White Pond Road.

I really like Stow the way it is. It's a semi rural/suburban area. It's great to be able to go to the local farms & orchards. It's also nice to have lots of accessible open space for walking/hiking.

Taxes are already high in Stow. I don't want any additional development to cost taxpayers. Hopefully recreation areas can self-sustain or self-generate. The lack of sidewalks is discouraging and the fact that the town does not plow sidewalks is unacceptable.

We need more safe sidewalks that lead to the town library or the shopping plaza from various directions. For example, along Gleasondale Road leading up to the library and Center school.

I am tired of open space being acquired by the town and not allowing the space to be used by the town. For ex when a development goes into town the developer must leave a percentage if open space. The reality is it is a small piece that surrounds someone's property and in useless to the town. In addition I am tired of conservation restrictions on land acquired by the town and then the taxpayers are not allowed to do anything on it, allow the land to be used by those who paid for it.

Any more residential development is going to increase the traffic. It is already impossible to get onto 117 at 5 PM. If the development goes to Bolton there will be more through traffic without the added property taxes for road up keep. At some point the State is going to try to make 117 4 lanes. Hopefully not in my lifetime.

Too much is focused on the kids: soccer fields, community park, Lake Boon. We should be focused on protecting the Orchards and Farms from development

I don't mind development, if it's zoned properly through good town planning. Stow could use more smart commercial development to increase tax base.... Return of the "trolley" along Rt. 117 could help students and seniors get around, especially in the winter. It could help them get to the soon to be newly renovated Pompo.

You are doing a good job of keeping trails on conservation land walkable and open. Keep that up going forward.

The rural character is important to me even if I don't make use of the open space. Just having open undeveloped space is good.

Guided activities in conservation land would be great. Bird watching walks? Walks designed for those of us who can't tell a sycamore from a pine?

We live in walking distance of a number of conservation areas (Marble Hill, Heath Hen) and the center of town. The issue is that some of the roads are hazardous to walk along, and where there are sidewalks in town, they are not cleared in winter. Putting more emphasis on walkability would improve our use of town open space.

Hey! I love what you've done so far! But - lately I feel you're becoming a little "too much." We don't need to turn the town into a "Gated Community." What's wrong with having people make their own recreation. Just walking, looking at trees, the sky, sunrise and sunset? It's not the function of the government to entertain us! Thank you for your good work.

I believe Stow sits on the best underground aquifer in the State. Protect and capitalize on this for future use. Push for more control over the orchards to encourage them to go organic. Increase the tax base with better commercial areas. Give seniors a discount on their garden plots.

Re: Question 6: I support a hybrid of the 1st and 3d questions: The Town should prioritize acquisition of the most significant parcels and acquire additional land as resources and interest permit.

There's no place I'd rather live! One thing we lack either as a school district or a town, is a pool. I would support a cooperative pool such as Sudbury's many outdoor pools where membership is charged, membership is limited, and a wait list is created. The pool would be accessible to Stow residents only. This would create jobs for teens during their summer school vacation. ATV/motocross trails would be wonderful on one parcel of conservation land, but I understand the liability associated with that.

We need to put sidewalks in on Hudson rd

My answer to the taxes and single family homes as simple as the choices presented. I'd prefer to see a range of housing, some done in a cluster of smaller homes for singles, couple or elderly. I understand that it is this type of housing stock that is in relatively short supply as empty nesters look to down-size or for starter homes. One example of this is Nagog Woods in Acton. This could be clustered in walking distance of the shopping leaving more open space for the town as a whole. I think the tax base comes from businesses in town and it seems like we may have space for more on existing commercial land. And on the subject of protected land, I hope we can further establish protected open space that maintains or strengthens a "green belt" or green circuit through town. I also wonder if we should consider the need to someday buy up one of the farms/orchards so that it can be maintained after its present owners want to pass it on ... and find that it is too hard to sell. I believe Acton did this with one orchard. I wonder if there is some way to protect the open space of one of the golf courses which will surely come up for sale. Could a golf course become a farm (again)?

Nothing on the survey about the community garden. Love it and all the people I've met there, lots of friendships began there. Visit it almost daily in season. Would like more funds to improve roadways, get rid of poison ivy.

Stow offers no services at all. Police/Fire/Highway/Senior/schools. That's it. There is no water. If your house catches fire, it's going to burn down. Of all the structure fires in Stow, since I've lived here, all but 3, that I can think of, have been a complete loss. The taxes are high and the services are all town employees (school, police, fire, highway). The tax money needs to be focused more on what services Stow could provide. Not open space and recreation. How about a transportation plan to get where you need to go. Not just providing transport for seniors. We live in the woods and not everyone has a vehicle.

We need to balance preserving the character of Stow by helping to shape how and what kind of development can happen if we cannot limit it

Question 7 is woefully inadequate to obtain a useful opinion from your surveyees. It is not possible to ascertain what size houses are in this hypothetical single family development with its demands and tax contributions and open-space-consumption. Humble Cape-like affordable cluster-zoned houses with 2 bedrooms each, or mansions with six or seven bedrooms and five acre lots? Single family as an alternative to business? or duplex structures? Or condominium retirement "adult active neighborhood" detached single family residences?

Need more restaurants. Not fast food or large chains.

We should try to protect as much land as possible. The town has as much housing as it can stand. Granted the powers are limited, and 40B is a millstone around our neck, but the traffic is getting worse, and our schools are at, or over, capacity. Sidewalks, lights, shopping, industry, all contribute to the "Walthamization" of Stow, and should be resisted. Let's keep Stow special, not just a smaller version of any other town. We have seen a massive increase in 'formal' recreation (playing fields etc) at the expense of conservation areas for wildlife. We don't need any more playing fields.

We value Stow's open spaces, conservation land, farms and the rural character of the town. We would like to see the existing older housing stock used to meet the requirements for affordable housing. We would like to see restrictions on both the single family and shared wall home construction.

A bike rack plus more benches on Lower Village Common. This could be a side trip from the bike trail as a lunch stop that could support Lower Village businesses as well. A trash barrel or signage to carry out trash would be needed. The Stow Historical Society has a draft plan that the Planning Board has seen for the Lower Village Common.

Arbor Glen - off Hudson Road is 55+ community and I feel sidewalks on Hudson Road should be a priority - for safety issues - as cars are very fast!

Over 55 communities should be your goal

Protect the natural aquifers and springs under this town's eastern area. Good drinking water will be this country's biggest future problem. "Go Green" with all future building projects.

I think town has enough open space. People before space. Town has few services. Come to Stow with large family that has now moved away, so no longer need recreation facilities (too old). New COA & Community Center is great. Was not looking for such a small town but prices of homes here was a big draw (as well as golf course).

Stow is a nice area in which to live. We need a larger and more significant tax base to relieve tax/reduce the tax on the shoulders of the property (dwelling) owners. Search out some good commercial operations instead of restricting land usage.

The parking on Heath Hen Conservation Area needs improvement. When more than three cars are present, it is difficult to find a safe area to park.

Appendix B – Americans with Disabilities Act – Accessibility Self Assessment

Introduction

The Stow Recreation Department and Conservation Commission make every effort to accommodate people with disabilities, physically and programmatically. In addition, we recognize that an increasing percentage of Stow residents are seniors who are likely to need appropriate access to open space and recreation areas, including trails with gentle grades and wider surfaces. This need was documented by the survey that was completed as part of this Open Space and Recreation Plan. The Section 504 (of the Americans with Disabilities Act (ADA)) Self-Evaluation of Stow's park, recreation and conservation land indicate that relatively few accommodations exist to provide full access to these areas for people with disabilities, although improvements have been made since the last Stow Open Space and Recreation Plan in 2008. The evaluation results are shown below along with a transition plan for corrective action, if any.

Stow's most recently constructed recreational facility, Stow Community Park, is accessible. In addition, permitting and construction are currently underway to increase accessibility at Pine Bluffs/Town Beach, one of the recreational areas identified for accessibility improvements in the 2008 plan. Another site that offers potential for accessibility improvements is the Town Forest/Memorial Field Complex. In addition, discussions are underway about the possibility of using a newly acquired parcel near the center of Stow at 323 Great Road as a Community Park, with accessible trails and other facilities. Finally, the state-owned Delaney Complex also offers a great potential to provide universal access to the popular site. Relatively modest changes to the parking area and initial access to the walking paths could open the facility for use by many visitors with enhanced accessibility needs. Delaney Complex, as well as the Sudbury Road Bridge, also offer potential water accessibility opportunities, something that is currently not available in Stow.

As part of the process of updating the plan, the Open Space and Recreation Subcommittee worked with the Stow Council on Aging to convene a meeting in May 2015 of users and potential users of conservation and recreation areas in Stow with ideas and suggestions about increasing accessibility. That meeting was attended by fourteen people. Notes of the meeting are contained at the end of this Appendix.

Evaluation Results

Section 504: Administrative Requirements

- The Town ADA Coordinator is Craig Martin, Building Inspector.
- The Personnel By-Law and Grievance Procedure is included as part of this Appendix.
- Stow Town jobs are always advertised without discrimination as to age, sex, marital status, race, color, creed, national origin, handicap, veteran status, or political affiliation.

Program Accessibility - Facility Inventories & Transition Plans

Facility name	Stow Community Park		
Owner/Manager	Recreation Dept		
Location	Old Bolton Road		
Acreage	8-9		
Activity	Walking, ice skating, field sports, basketball, tennis, accessible swings		
Site Amenities	Parking lot, walking trail, picnic pavilion, recreational fields and courts		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
None identified	None planned		

Facility name	Pine Bluffs and Town Beach		
Owner/Manager	Recreation Department		
Location	Off Sudbury Road		
Acreage	31		

Activity	Swimming, picnics, recreation		
Site Amenities	Beach, playground, playing fields, bathrooms, parking lot		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access to beach and water	Construct handicapped accessible trail / drive from parking lot to beach; construct accessible overlook deck	In Process, 2015	Rec Dept, CPC
No compliant parking	Modify public parking area to include handicap spaces	In Process, 2015	Rec Dept; CPC
No compliant bathrooms	Renovate existing bathroom facilities	In Process, 2015	Rec Dept; CPC

Facility name	Town Forest (Gardner Hill Land) and Memorial Field		
Owner/Manager	Conservation Commission and Recreation Department		
Location	Bradley Lane		
Acreage	326		
Activity	Hiking, horseback riding, cross-country skiing, fishing, mountain biking, dog walking, active recreation		
Site Amenities	Parking area, bulletin board, emergency call box		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access from parking lot to main trails and playing field. Access blocked by gate.	Construct accessible entry gate from parking lot to trails and playing field	Hire design consultant with CPA funds	Conservation Commission; Rec Dept; CPC
No compliant parking	Modify public parking area to include handicap spaces	Hire design consultant with CPA funds	Conservation Commission; Rec Dept; CPC

Trails are inaccessible due to slope/grades and surfaces	Design and construct a short accessible trail from parking lot along Elizabeth Brook on blue/red trail	Hire design consultant with CPA funds	Conservation Commission; CPC
Note: The parking area serves both the Town Forest and Memorial Field. New handicapped parking spaces could serve both locations.			

Facility name	Delaney Complex		
Owner/Manager	MassWildlife		
Location	Harvard Road		
Acreage	170		
Activity	Hiking, horseback riding, skiing, fishing, mountain biking, dog walking, paddling		
Site Amenities	Parking area, bulletin board, boat launch		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access from parking lot to main trails	Construct handicapped accessible gate from parking lot to trails	Request MassWildlife to modify entrance	MassWildlife
No compliant parking	Modify public parking area to include handicap spaces	Request MassWildlife to modify parking	MassWildlife
Note: MassWildlife manages the property, but it is owned by DCR for flood control purposes. Corrective action will require coordination between the two EOEEA agencies.			

Facility name	Flagg Hill (W. Acton Rd and Trefry Lane entrances)		
Owner/Manager	Conservation Commission		
Location	West Acton Road		
Acreage	243		
Activity	Hiking		

Site Amenities	Parking lot, trails		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths	None planned		

Facility name	Flagg Hill (Boxborough entrance)		
Owner/Manager	Boxborough Conservation Commission		
Location	Off Windemere Drive		
Acreage	243		
Activity	Hiking		
Site Amenities	Parking lot, trails		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths	None planned		

Facility name	Marble Hill Natural Area & Pompo Fields		
Owner/Manager	Conservation Commission, Recreation Dept		
Location	Great Road		
Acreage	249		
Activity	Hiking, active recreation		
Site Amenities	Parking lot, trails, exercise course, playing fields		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths	None planned		

Facility name	Captain Sargent Farm (Babricki Land)		
Owner/Manager	Conservation Commission		
Location	West Acton Road		
Acreage	153		
Activity	Hiking, agriculture, community gardens, picnic tables		
Site Amenities	Parking lot, trails		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths	None planned		

Facility name	Heath Hen Meadow Woodlands		
Owner/Manager	Conservation Commission		
Location	West Acton Road		
Acreage	38		
Activity	Hiking, cross country skiing		
Site Amenities	Parking lot, trails		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths	None planned		

Facility name	Spindle Hill Conservation Area		
Owner/Manager	Conservation Commission		
Location	Gates Lane/Wheeler Road		
Acreage			
Activity	Hiking		

Site Amenities	Informal parking, trails		
Transition Plan			
Barrier to Access	Corrective Action	Scheduled Change	Authority
No universal access paths	None planned		

Town of Stow Open Space and Recreation Plan (OSRP)

ADA Self-Evaluation: Community/Council on Aging (COA) Meeting Notes

11 AM, May 7th, 2015

Overview

Stow is updating its Open Space and Recreation Plan (OSRP). As part of this plan, the State asks that each town conduct an Americans with Disabilities Act (ADA) Self-Evaluation to determine how accessible a community's conservation and recreation programs and properties are to people with disabilities. An important part of this evaluation is gathering feedback directly from those most affected by these issues. The OSRP Subcommittee members met with Stow residents, as well as Stow Council on Aging (COA) staff, to discuss their needs and how the Town might address them moving forward. The COA organized this meeting and invited residents they thought might be interested in providing feedback on this subject.

General Discussion Questions

- Do you use conservation or recreation areas in Town? If so, how do you use them and how often. If not, why not? What would help you visit these areas or participate in programs more?
- Are there any physical obstacles that limit your use of an area or participation in a program?
- Is there anything you feel is needed? (greater accessibility, additional activities or programs, additional or changes equipment, structural changes, relocating services to accessible buildings, providing auxiliary aids such as audio tapes and sign language, interpreters for your presentations, providing home visits, delivering services to an alternate site that is accessible, etc.)
- Is there any other general input you'd like to make about the Town's recreation and conservation areas and activities?

Meeting Notes

Conservation

- Health Hen Meadow Brook
 - o *Trails* - One attendee said they like to use these trails, however it is difficult to walk them because there are many roots that cause tripping, so she is no longer able to use them (someone else must walk her dog for her). They suggested putting another material down on some trails (i.e., woodchips or stone dust) to make an easier, safer walking path in the woods.
 - o *Parking* - More parking was suggested. It was noted that there are currently 2-3 spaces, so perhaps 4 would be helpful. Sometimes there is not enough space to park, especially in the winter when the spaces aren't plowed completely.
- Town Forest
 - o *Trail Accessibility* - When discussing the possibility of a handicapped accessible trail at Town Forest, participants mentioned that it's very important to grade the ground so people can walk on the trail, as well as easily get from the parking lot to the trail.

- Community Gardens
 - *Additional Site* - One resident felt the Community Gardens were too far from other parts of town, and suggested having an additional gardening site in another part of town. Kathy Sferra mentioned an area near the Gleasondale Mill (the old school lot on Gleasondale). This lot is controlled by the Board of Selectmen.
 - *Raised Gardens* - Perhaps there could be a few raised gardens for people with accessibility issues to use.
 - *Trail Accessibility* – This might be a good place for an accessible parking lots and trail that would circumnavigate the gardens.
- General Conservation Area Outreach and Education
 - *Guided Walks* - Participants were interested in Town-led walks (e.g., by Conservation Commission). The Council on Aging is happy to advertise any such activities or events in their newsletter, but will need 1 to 2 months of lead time.
 - *More Trail Information* - Participants would like information on the location of accessible walking trails, as well as more specific information on all Town trails including: trail difficulty (via a grading system, i.e., easy, moderate, difficult), trail distance, and estimated time to walk the trail. Kathy will provide copies of the existing trail guide to COA to distribute.
 - *Education Materials* - Participants were interested in the natural resource books and field guides available in the Conservation Office, and may like some of these materials at the new COA location.
- New Community Building/COA Office Location
 - *Opportunity* - Participants discussed the possibly of creating accessible walking or sitting areas for residents behind the forthcoming new Fire Station/Community Center. Since the COA is a gathering place for members of the community who may have accessibility issues, creating an opportunity at the new site, which abuts recreation and conservation land, would be ideal. Suggestions included making the perimeter of the soccer field a walking trail (although it is not shaded, which would be an issue), transforming the former playground area into a sitting area, etc. The Town should take into consideration the ease of access/walking length from the COA to get to a trail or area in back of the site.
- Walking Preferences/Behavior
 - *Convenience* – A couple attendees mentioned they are used to/prefer walking on the roads in their neighborhoods and don't want to drive places to walk. Convenience is an important factor. One attendee walks on Maple Street, and that works well for them/no worries doing it. In general, a few of the participants commented that walking around their homes or neighborhoods was preferable because it is easy and didn't involve getting into a car to drive.
 - *Sidewalks* - Several attendees thought more sidewalks to connect people (although not on Maple Street) might be useful. One person commented that she sees a lot of people walking along Hudson Road, although it seems unsafe, and this may be one good spot for sidewalks.
- Other
 - *Maps* - One participant worries about using the conservation land trails because they don't want to get lost, as they have in the past. They feel more map stations are needed.

- *Emergency Call Boxes* - Emergency 911 phones or emergency call boxes were suggested for trail areas, to make people feel safer and more secure (i.e., they would be able to get help should something happen to them while they're walking).
- *Bikers* - When people are walking or biking on the roads it can be scary trying to drive past them.
- *Marble Hill* – Parking is great.
- *Dogs* – It was suggested that dog poop bags be provided so waste is not left in the trails.

Recreation

- Stow Community Park
 - *Lack of Shade* - There is no shade on the walking trail, and it can get too hot for older or disabled people to walk during the day. It's only possible to walk during early morning or early evening hours
 - *Good Walking Pathway* - One participant mentioned that they used Stow Community Park with a friend who is legally blind, and that area works well for the friend.
- Town Beach at Pine Bluff Recreational Area
 - *Lack of Accessibility* - There is generally a feeling that the lake is not accessible. It feels like a private lake that only those living on it can adequately access, not all Stow taxpayers/residents. Good public access is not available, and in particular there needs to be more access for the disabled.
 - *Proposed Drop-Off Spot* – Participants feel the new drop-off area being built as part of upcoming Pine Bluff construction activities may not work well, and preferred the idea of 1-2 handicapped parking spaces for several reasons, including: Often people do not have someone to drop them off, so a drop-off area wouldn't be useful if they were driving themselves there. Also, for safety reasons caretakers who are bringing someone to the beach would not be able to leave them alone at the drop-off area while they go park the car.
 - Space is very limited in this area to construct parking spaces.
 - *Beach fees* – Is access to the beach free for seniors? Or is there a deep discount? Hudson gives free beach passes to seniors. Participants felt there should be some type of senior discount.
 - *Railings* – For safety, railings are needed for the steps down to the beach.
 - *Change in Regulations* - The Town doesn't allow floaties in the water, which is restricting for disabled adults and children who need to use them. Perhaps the Town can amend their rules to address this.
 - *Shade Structure* - They felt that having a shade structure was a good thing.
 - *Weed Maintenance* – Weed maintenance in the swimming portion of the lake is important to make it as accessible as possible.
 - *Beach wheelchair* - Participants felt having a beach wheelchair would be great. One COA staff member provided information about Smiles Mass in Sudbury, a local non-profit that has equipment (e.g., beach equipment, accessible bikes) for people with disabilities to rent. Sometimes they donate older beach wheelchairs to Towns. (Smile Mass, 66 Dudley Road, Sudbury, MA 01776, 617-967-7755, www.smilemass.org/mission.html)

- *Restroom Facilities* - Regular port-o-potties do not work for people with disabilities/in wheelchairs, and handicapped accessible ones should be made available. Also, bathrooms or port-o-potties need to be close enough so people can access them easily from the site (e.g., do not place them far away from the destination, for instance not in the parking lot).
- *Track Road*
 - *Safety* - It feels unsafe and a bit uncomfortable walking there because it is a remote area and there are cars coming along. Although the area may not actually be unsafe, there is the perception it is because it is remote.

Other General Suggestions

- *Railings* – Participants feel railings should be put on all Town stairs.
- *Drinking Water Access* – Participants liked the idea of having water fountains to for drinking water access while at the Town sites.
- *Kayaking/Canoeing Access* – Need more public access points for kayaking and canoeing in the lakes/river. Participants mentioned one access point on Sudbury Road, but they feel it has poor ease of access. Weeds in the 3rd basin of the Lake are a deterrent, etc.
- *Fishing Access* - There are limited safe and easily accessible access points for fishing, and a lack of information on where they are.
- *Accessible Parking Spaces* - Handicapped accessible parking spots must have signage that says they are “handicapped van accessible” (not just standard handicapped spaces/signs). Also, wheelchairs can tip over easily, so the grade and material used for the spaces and to access sites needs to be appropriate. In addition, the surface must be level enough for a van’s automatic door to set down, and allow the wheelchair to come out. Spots also should be well painted, clearly showing a handicapped symbol and demarcation lines on the pavement.
- *Walking Club* – Participants mentioned the idea of having a town walking club.
- *Pool* – Perhaps have a town indoor swimming pool, or Stow could advertise that residents can sign up to use the Town of Sudbury’s Atkinson Pool (<https://sudbury.ma.us/pool/>), although this needs to be confirmed.
- *Local Examples* - Some participants mentioned current changes happening to Sudbury’s town center as a good example of park space, as well as upcoming plans for a new Bolton Town Common on Route 117.
- *Life Course near Marble Hill Conservation Area* – One participant mentioned they would love to have this fixed up because of the potential additional access/interest in the area from the forthcoming Community Center (altho not related to ADA).
- *Plantation Apartments Crosswalk* – One participant commented this may be a good spot for a safe crosswalk, as having no crosswalk there inhibits people from walking around.
- *Crosswalk at Route 117/62* – it was noted that a push button could be helpful here to make the light change and create a safe opportunity to cross the street.
- Better signage in the old Army area adjacent to Assabet River National Wildlife Refuge (so people know not to walk in there, as one resident received a ticket in the past).

APPENDIX C

Evaluation Criteria for Ranking Parcels – Stow Open Space Committee

What is the Weighted Criteria Ranking System?

About fifteen years ago, the Stow Board of Selectmen (BOS) appointed a Open Space Prioritization Committee to help provide greater insight as to the lands in Stow most deserving of protection. Of primary interest were those properties enrolled in the preferential tax assessment programs - Chapter 61(forestry), 61A (agriculture), and 61B (open space/recreation) - as by statute the Town was granted a Right of First Refusal when these lands were proposed to be sold for development. The Open Space Prioritization Committee was asked to develop a tool to allow the community to better assess the relative importance of a given property as a Right of First Refusal arose, to enable the Town to direct its limited resources most effectively.

To accomplish that utility, the Committee developed a weighted criteria ranking system. Under this framework, points were awarded based on attributes of a property, such as habitat significance, quality of agricultural soils, scenic qualities, historical significance, linkage with existing conserved lands, development potential, and others. The weighted criteria ranking system was then used to evaluate and rank many of the properties enrolled in the chapter programs considered to be of greatest significance to the Town. Results of that exercise matched well with the community's intuitive sense of importance - validating the function of this tool. Several other communities have since employed Stow's weighted criteria system for their own use in evaluating the relative importance of specific properties. It remains a powerful tool that can be used more extensively to expand the number of parcels in Stow that have been ranked:

Criterion for Open Space Land Evaluation	Points Available
1 Water Resources	20
a. Site is in an aquifer zone (1977 IEP Study)	6
b. Site is in a recharge zone (1977 IEP Study)	6
c. Site enhances public access to water	4
d. Preservation would contribute to protecting quality of adjacent water bodies (lakes, rivers, streams)	4
2 Agriculture	15
a. Site is currently productive or has been in production within 3 years	10
b. Site contains prime soil types	5

3 Scenic Views	9
a. There is a scenic view into the site	4
b. There is a scenic view from inside the site	3
c. There is a scenic view across the site	2
4 Public Open Space (Fields and Forests)	7
a. Site is in current OSRP	3
b. Site is in an area underserved by conservation land	2
c. Site will improve passive recreation opportunities	2
5 Species habitat	8
a. Site is of known wildlife corridor significance	3
b. Diversity of vegetation	2
c. Contains uncommon flora and fauna	3
6 Preserves Town Character	9
a. Features that have historically contributed to Stow's identity: farmland, fields, stone walls, architectural qualities of residential, accessory and farm buildings on site.	4
b. Preservation would contribute to land use diversity in the area or neighborhood in which it is located (e.g. where land use change has begun to homogenize character that was formerly diverse	2
c. Site is located on or visible from narrow winding town road(s), whether public or private ways or is traversed by or runs alongside dirt roads, cart paths, ancient ways	1
NOTE: A maximum of 2 points total can be earned from 6d, 6e, or 6f	
d. Preservation would contribute to maintaining the rural open space attributes of "outlying" Stow	2
e. Preservation would contribute to retaining natural breaks between the towns' more densely developed core and rural elements along the edge.	2

f. Preservation would or could contribute to the town's supply of civic open space areas in or near existing village center.	2
7 Links and Corridors	9
a. Contiguous or near existing protected land	5
b. Contributes to linkage with existing trails, paths, ancient ways, railroad beds, horse trails, etc.	2
c. Acquisition would achieve consistency with town and SCORP plan in effect at the time acquisition is considered	2
8 Natural Resources	6
a. Site contains water bodies (streams, ponds) and/or vegetated wetlands	4
b. Site contains unique geologic features	2
9 Historic Preservation	6
a. Site contains locally significant historic landmarks, buildings, or other features, where locally significant is recorded by the Stow Historical Society or other nonprofit	3
b. On or eligible for property listed on the national/state register	2
c. Site contains significant archeological resources	1
10 Municipal use	4
a. Location near town center, existing services	2
b. Development suitability	1
c. Access to/from major road	1
11 Active Recreation	3
a. Site has capacity for one or more identified recreation facilities (ballfields, ice rink, gym, pool, tennis courts, etc)	1
b. Site contains existing developed facilities that respond to an active recreation	1

needs	
c. Site is in an area of town disproportionately underserved by parks and recreation facilities	1
12 Affordable housing	2
a. Site is located in an established neighborhood near town center or is within one mile of a public school facility	1
b. Site has few or no development constraints, making affordable housing development feasible	1
13 Elderly housing	2
a. Site is located near community services	1
b. Development suitability is strong, site can support high density development	1
14 Liability	25
a. Hazardous waste contamination is known	-10
b. Hazardous waste contamination is likely based on land use history and practices	-10
c. Estimated cost of clean up is known	5
d. Hazardous waste contamination is unlikely	25
e. To the extent that they are known, planned or probable uses of the site will expose the town to high insurance liability	-5
15 Development Potential/Impact	25
500 developable acres will get the maximum of 25 points, each developable acre gets 0.05 points	
Total	

Appendix D – Freedom’s Way Landscape Inventory

Stow Reconnaissance Report: List of Areas Identified by the Town of Stow

APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY COMMUNITY

This list was generated by local participants at the Heritage Landscape Identification Meeting held in Stow on April 12, 2006 and the follow-up fieldwork on May 11, 2006. **There are undoubtedly other heritage landscapes that were not identified at the HLI meeting noted above.** The chart has two columns, the names and locations of resources are in the first; notes about resources are in the second.

Landscapes are grouped by land use category. Abbreviations used are listed below.

APR = Agricultural Preservation Restriction

CR = Conservation Restriction

LHD = Local Historic District

NR = National Register

PR = Preservation Restriction

* = Priority Landscape

+ = Part of a Priority Landscape

Agriculture

Apple Barn

Great Rd.

Stone building at the Center School used for storing apples on the Peter Larsen property before land was acquired for the school.

Applefield Farm

727 Great Rd. - Vegetable and flowers. Farm stand selling local products.

Carver Hill Orchard

Brookside Ave.

Lord family farm since the 1850s. Orchard and vegetable farm with cider mill, farm store, hiking trails.

Derby Orchard

438 Great Rd.- Orchard and farm stand with 23 varieties of apples, cider and peaches.

Honey Pot Hill

144 Sudbury Rd. - Apple orchard as well as pears and blueberries. Farm store selling products (apples, cider, etc.) and pick-your-own fruit. Sunflower display in summer is of note. Whitman House built in 1810.

One Stack Farm

441 Great Rd.- Apple orchard with 12 varieties of apples, some peaches, cider made on-site.

Packard Farm

90 Packard Rd.- The Packard House at 90 Packard Rd. sits on this 47-acre site. More than 100 years ago apple orchards lined Packard Rd. on both sides. Now houses line the road. This farm is under 61A.

Orchard Hill Farm

Rockbottom Rd. In Gleasondale. Was a mill farm that produced food for mill workers. Located on esker above Assabet River.

Pilot Grove Farm

76 Crescent St. - Northern edge of Lower Village. The Federal farmhouse was constructed in 1808 (barn demolished). Today it is a sheep farm today.

Red Acre Farm

253 Red Acre Rd. - Northern edge of Lower Village. The farmhouse was built after 1856 and became the summer house of Harriet Bird in 1902. Later she turned it into a haven for overworked and abused horses. More recently a medical research facility and hearing dog center were part of the operation.

Shelburne Farm

106 West Acton Rd. - Was known as the Old Elm Farm with house Federal/Greek Revival house built in ca. 1800. Apple orchards since the early 1900s. There is a conservation restriction on 48.3 acres of this orchard. Farm animals, hay rides, picnic areas, and The Apple Shop.

Small Farm

184 Gleasondale Rd. - On Route 62, farm stand and pick-your-own flowers, herbs and vegetables.

Nurseries

Two nurseries, Stow Branch Nursery and Village Nursery, serve the town.

Archaeological***Conant's Sawmill Site***

Archaeological site in Town Forest. The foundation of a sawmill that operated from the mid 1660s to 1830.

Native American Sites

Various locations - 26 ancient sites have been documented in Stow.

Burial Grounds and Cemeteries***Brookside Cemetery***

Gleasondale Rd. - Established in 1864 at the intersection of Gleasondale and Box Mill Roads. 5.7 acres.

Hillside Cemetery

Crescent St.- Established in 1812. Small burial ground of about 1.5 acres.

Lower Village Cemetery +Pompositticut Rd.- Oldest cemetery. Laid out in 1683. 3.5 acres.

Small Pox Cemetery

Lakewood & Sudbury Rds. - Graves of those who died in the 1840's from small pox.

Civic***Gleasondale ****

Stow's industrial village with Gleason houses, workers houses, boarding house, mill farm (now a horse farm), mill and dam. First mill and dam built prior to 1750. In 1813 the Rock Bottom Cotton and Woolen Mill established at Randall's Mill, hence the industrial village first known as Rock Bottom. Name change in 1898 to honor mid 19th century mill owners Benjamin Gleason and Samuel Dale.

Lower Village *

Great Road - The original town center laid out in the 1680s on Great Road (now Route 117) at Red Acre, White Pond, Samuel Prescott and Pompositticut Roads. Now the commercial center. Historic houses such as Hosmer's Folly and the Minister's Manse. The first meeting house was established here.

Upper Village

Also known as Stow Center or Town Center. Became the town center with Upper Common when the meetinghouse was relocated here in order to be more centrally located within Stow's borders. Site of the fourth First Parish Church in 1827 which burned and was replaced with current First Parish Church (1848). Also site of Town Hall (1848).

Industrial***Blacksmith Shop****

Great Rd. - Located on the former Peter Larsen property, the building was moved from Maynard in 1914 and became a blacksmith shop here. Larsen kept it open into the 1950s thus it is the last blacksmith shop that was operated in Stow.

Box Mill Dam & Pond

At Carver Hill. Dam dates to 1850.

Gleasondale Mill & Dam +

In industrial village of Gleasondale. The Greek Revival mill was constructed in 1854 and the dam and canal in 1883.

Lake Boon Dam +

Built for the Assabet Mill in Maynard about 1850. Height increased in 1870's.

Institutional / Military***Center School***

403 Great Rd. - Built in 1954 on property of Peter Larsen whose stone apple barn and blacksmith shop remain on the property. The Colonial Revival style school houses Grades 3-6.

Churches

First Parish (1848), the former Gleasondale Methodist-Episcopal Church (1898, 4 Marlboro Road), St. Isidore's Catholic Church (1961, 429 Great Rd.), Union Church (1905, 317 Great Road).

Fort Devens Annex

Sudbury, State & White Pond Rds.

The Annex was taken in 1942 from lands in Stow, Sudbury and Maynard. Of 2300 acres 2½ is in Stow. It was in active military use from World War II until 1995. Now operated by U.S. Fish and Wildlife as the Assabet River National Wildlife Refuge. Many historic farms were on the property taken, some of which still stand. Also, archeological sites.

Hale School

55 Hartley Rd. - 16.6 acres. Built in 1964. Expanded in late 1990's.

John Kettell Monument

Off Maple Street. One of two earliest recorded settlers.

Matthew Boone Monument

Off Barton Rd. Boon, one of the two earliest recorded settlers, who was killed by Indians in 1676 during King Philip's War.

Pompositticut School

511 Great Rd.- A modern school building housing Grades K-2. Built in 1968.

Randall Library

19 Crescent St. - Built in 1892 in the Richardsonian Romanesque style. It was a gift from the estate of John Witt Randall by his sister, Belinda Randall. Historical Room donated in 1926 by Whitney family. There is a 1975 addition.

Stow Town Hall

Great Rd. & Crescent St. At Stow Center near the Upper Common. Greek Revival building constructed in 1848 with addition in 1895. Now used for meeting space and several town offices. The new town building (1989) is across Great Road from this town hall.

West School

Harvard Rd. - Built in 1825 on the foundation of a ca. 1739 school which was the first at this location. The brick one-room school house now is the Stow West School Museum, administered by the Stow Historical Commission.

Miscellaneous

Cairn

74 West Acton Rd.- At Shelburne Farm. According to the Historical Commission this stone cairn dates to 1640.

Stone Walls

Along roads and in woods and fields.

Natural

Hérons' Nests

Part of the Delaney Project.

Open Space /Parks

Assabet Wildlife Refuge

See Ft. Devens Annex. (Known locally as the “ammunition dump.”) Refuge established in 1999.

Butternut Country Club

115 Wheeler Rd. - Public golf course operated by three generations of the Page family. It was built on an old farm that grew butternut squash.

Flagg Hill Conservation Area

West Acton Rd. - 286 acres in Stow and Boxborough protected through purchase by the two towns in 1998. Has trails, vernal pools, critical habitat and wildlife.

Lions Club Field

Great Rd. at Hudson Rd.

Lower Village Common +

First town center when laid out in 1680s.

Marble Hill Conservation Area

Taylor Rd. - Town owned property of 249 acres adjacent to the Pompositticut School with parking there or on Taylor Road (north end of property). Trails. Native American archeological sites have been identified.

Pine Bluffs Recreation Area +

Sudbury Road - Town-owned 35 acres on eastern shore of Lake Boon with town beach and recreation area established in 1971 from the Parker farm and cottage rental properties. Trails

Pilot Grove Hill

Public and private ownership of land on hill. Landmark reputed to have been used historically for sighting by ships coming into Boston Harbor.

Stowaway Golf Course

White Pond Rd. - 9-hole public golf course since 1960's. Formerly Assabet Country Club in the 1920's.

Stow Acres Country Club

58 Randall Rd. - Golf course (with two 18-hole courses) and historic Randall House built by John Randall, prominent Boston physician made his home in Boston and maintained the property with ca. 1800 Georgian style country retreat. It passed through generations of Randalls to Belinda Randall, sister of John Witt Randall who died intestate. Belinda gave money to many local causes in her family's name. Circa 1920, the Randall property was purchased by Charles M. Cox, a wealthy grain merchant from Boston, who established a golf course here open to African Americans, who were unable to play elsewhere due to segregation practices. First known as Mapledale, this course hosted the first national black men's championship in 1926. Expanded to 36-holes in 1954 by Page brothers of Waltham. The clubhouse (the old Randall house) has been extensively renovated.

Town Forest

Bradley Ln. - Also known as Gardner Hill Land (324acres) purchased by the town in 1968. Near Lower Village. Was part of the C.D. Fletcher estate. Elizabeth Brook forms the northern edge. The foundation of Conant's Mill, a sawmill, is within the Town Forest as is Little Bog Trail.

Wedgewood Pines Country Club

215 Harvard Rd.- Private country club with golf course, swimming pool, large clubhouse. 154 acres. Opened in 1996.

Residential***Boaz Brown House***

172 Harvard Rd.

NR First Period Thematic Nomination. One of the oldest houses in Stow, built before 1699. Brown farmed this property and ran a tavern for some time. By the mid 18th century it was part of a 143-acre farm. In 1764 the farm was sold to Stephen Stow.

Cottage Neighborhood +

Cottage neighborhoods around Lake Boon built from 1880's to 1930's are now being stressed by development and mansionization. See Lake Boon Priority Landscape.

Hapgood House

76 Treaty Elm Ln. - NR First Period Thematic nomination. The house was constructed of ca. 1726 for Hezekiah Hapgood.

Hosmer's Folly +

4 Red Acre Rd. - The Rufus Hosmer House was built in Lower Village in ca. 1789 in the Federal style. See Lower Village Priority Landscape

Lake Boon Neighborhood *

Located in southeast corner of Stow, Lake Boon was originally a small pond. Amory Maynard of the Assabet Mill in what was to become Maynard purchased rights in mid century to make a larger pond, which was done by building a dam at Bailey's Brook. This was later raised and the mill pond expanded. After the use of waterpower was discontinued, by 1900, the lake became a summer resort area. Transportation was provided by two train lines, a trolley and a steam boat from Maynard.

Minister's Manse +

9 Red Acre Rd. - A house was constructed for the first minister in 1686. This house, usually identified as the Minister's Manse is possibly somewhat later. See Lower Village Priority Landscape.

Randall-Hale House +

6 Sudbury Rd. - NR. This ca. 1710 house was built by Abraham Randall in Gleasondale. It displays First Period construction with Georgian detail. A large New England barn is on the opposite side of Sudbury Road at the intersection with Gleasondale Road.

Whitney Homestead

485 Great Rd. - Built in ca. 1843 in the Greek Revival style it shows signs of Victorian updating. It has served as a nursing home as well as a single family residence.

Whitney House

27 Whitney Rd. - Part of Whitney Homestead land. Built ca. 1760.

Walcott-Whitney House

137 Tuttle Lane.- NR First Period Thematic nomination. First Period construction with Georgian details built in ca. 1725.

Transportation

Assabet River Rail Trail

Planned trail along the Marlborough Branch Railroad line that was in operation from 1850 to 1980.

Maple Street

In the western part of town from Bolton northeast to Old Bolton Road. Scenic qualities.

Minuteman AirField

302 Boxboro Rd. - Airport established in 1963 with its first building housing the locally known restaurant constructed in 1968. Airport was opened to the public in 1969.

Red Acre Road +

Extends from Great Road at Lower Village north to Acton. Scenic qualities. Built in 1802.

Track Road

A road on private property that is part of the old railroad bed of the Marlborough Branch Railroad. Recreational easement negotiated and signed with Town of Stow and property owner of Track Road and Crowe Island for planned Assabet River Rail Trail.

Trolley Waiting Station

Great Rd. - Stone structure built in 1916 on the Concord, Maynard and Hudson Electric Railway route.

Tuttle Lane

Picturesque country road branching northwest off of Red Acre Road.

Walcott Street

In the southwest corner of Stow running from Hudson north to Hudson Road.

Whitman Street

Rural north-south road between Gleasondale Road on the north and Boon/Sudbury Road

on the south.

Waterbodies

Assabet River *

Flows through the southeastern part of Stow from Hudson to Maynard. View of Assabet from Sudbury Road Bridge. The Assabet River originates in Westborough and flows north and then northeast for 32 miles to its confluence with the Concord River. Crowe Island is a land form that juts into the Assabet, most is privately owned. It is reached by Track Rd. Assabet River once was known as Elizabeth River, the English version of the Nipmuc name for the river. The name, Assabet, also a version of this name became the name in ca. 1850 and means in Algonquin "the place where materials for making fishnets grow." The current flow is largely processed sewage.

Delaney Project

Includes the herons' nests. The Delaney Multiple Purpose Complex of the SuAsCo Watershed Project was established in 1968 by the U.S. Soil Conservation Service to control flooding from Elizabeth Brook, through the purchase of rights to store 4,000 acre-feet of water along the brook above Delaney Pond in northwest Stow, Bolton and Harvard. The 22-foot Campbell dam was constructed as a flood control project to hold back the waters feeding the Elizabeth brook which are reported to be able to make a 12 inch difference in the Assabet River water level in Maynard during a 100-year storm.

Elizabeth Brook

Tributary of the Assabet River entering the river from the north. At one time this brook was known as Assabet Brook. At the same time the Assabet River was known as the Elizabeth River which is the English version of the Nipmuc name for the river.

Fletcher's Pond

Fed by Elizabeth Brook. A former mill pond.

Heath Hen Meadow Brook

Heath Hen Meadow Brook runs from Boxborough to Ft. Pond Brook in Acton. The brook flows through Shelburne Woodland, purchased by the town in 1997.

Lake Boon +

A Great Pond that straddles Hudson-Stow line. Once a millpond for the mills in Maynard, it is also referred to as Boon's Pond. Primary land use around perimeter is now residential with many former summer cottages. Lake has three sections connected by the Narrows and connected to the Assabet River by Bailey's Brook. Named after Matthew Boon who explored area in 1660s and was killed in King Philip's War in 1676.

Minister's Pond

North of Great Road at Stow Center. Flows south to Elizabeth Brook by manmade drainage stream built by an enterprising minister. The change created additional pasture land.

Sandy Brook

Tributary of the Assabet River.

APPENDIX E

Executive Order 193 and Agricultural Land Mitigation Policy

General Laws of the Commonwealth of Massachusetts

Mass. Executive Order #193

By His Excellency EDWARD J. KING

Governor

PRESERVATION OF STATE OWNED AGRICULTURAL LAND

Preamble

Agricultural land in Massachusetts is a finite natural resource that is threatened by competing land use pressure.

The natural resource qualities associated with agricultural land make state owned agricultural land an irreplaceable economic and environmental asset when utilized for food production. This land is part of the "common wealth" of Massachusetts citizens, and the wise use and conservation of state-owned agricultural land is of broad public value. As the loss of private agricultural land in the Commonwealth continues, the state-owned land will play an increasingly important role for the state's remaining farmers and young people who wish to enter farming. As the state-owned agricultural land decline in productivity and efficient utilization, so does the maximum return of benefit to the citizens, of the Commonwealth.

Furthermore, the loss of agricultural land has had a detrimental affect upon environment quality. Agricultural land reduces flooding by effectively absorbing precipitation, while replenishing critical ground water supplies. The open characteristic and natural vegetation of agricultural land helps purify the air; enhances wildlife habitat; provides for recreation; and maintains the landscape's aesthetic and historic quality. Therefore, it is essential to ensure that the Commonwealth's agricultural land remains available for present and future generations.

WHEREAS, the Commonwealth seeks to preserve the productive agricultural land base on which the Massachusetts agricultural industry and the people of the Commonwealth depend; and

WHEREAS, state acquisition programs administered by the Department of Environmental Affairs, pursuant to G.L.c. 132 A, secs 11A-11E and G.L.c. 184 secs 31-33, promote the preservation of private agricultural land; and

WHEREAS, it is the policy of the Executive Department of the Commonwealth of Massachusetts to protect, through the administration of current programs and laws, the Commonwealth's agricultural land base from irreversible conversion to uses which result in its loss as an essential food production and environmental resource;

NOW THEREFORE, I, Edward J. King, Governor of the Commonwealth of Massachusetts, by virtue of the authority vested in me by the Constitution and laws of the Commonwealth, do hereby order and direct all relevant state agencies to seek to mitigate against the conversion of state-owned agricultural land and adopt the policies herewith:

1. State funds and federal grants administered by the state shall not be used to encourage the conversion of agricultural land to other uses when feasible alternatives are available.
2. State Agency actions shall encourage the protection of state-owned agricultural land by mitigating against the conversion of state-owned land to non-agricultural uses, and by promoting soil and water conservation practices.
3. The Secretary of Environmental Affairs shall identify state-owned land suitable for agricultural use according to the following criteria:
 - a. the presence of soil types capable of supporting or contributing to present or potential commercial agriculture
 - b. current and historic use for agriculture, and

c. absence of non-farm development.

4. State Agencies controlling state-owned land suitable for agricultural use shall coordinate agricultural land management policy with the Executive Office of Environmental Affairs. In managing said land, State Agencies shall be encouraged to allow for use on a multiple year basis for forage and food crops.

5. Surplus state-owned land, identified as suitable for agriculture by the Secretary of Environmental Affairs, shall remain available for agriculture when compatible with state agency objectives.

6. For purposes of this Executive Order, "agricultural land" shall be defined as land classified Prime, Unique, or of State and Local Importance by the USDA Soil Conservation Service, as well as land characterized by active agricultural use.

7. For the purposes of this Executive Order, "state-owned land" shall be defined as:

- a. all land under the custody or control of a state agency,
- b. all lands purchased in whole or in part with state funds or federal funds administered by the state.

Given at the Executive Chamber in Boston this 19th day of March in the year of our Lord one thousand nine hundred and eighty one and of the Independence of the United States of American two-hundred and five

Edward J. King Governor, Commonwealth of Massachusetts



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS
DEPARTMENT OF FOOD AND AGRICULTURE

LANCASTER FIELD OFFICE

142 OLD COMMON ROAD, LANCASTER, MA 01523 (508) 792-7711 FAX: (978) 365-2131

JANE SWIFT
Governor

BOB DURAND
Secretary

JONATHAN L. HEALY
Commissioner

AGRICULTURAL LAND MITIGATION POLICY

I. INTRODUCTION & STATEMENT OF POLICY

Article 97 of the Massachusetts Constitution guarantees the right of residents of the Commonwealth to the conservation, development and utilization of agricultural land. Protection of this right is declared to be a public purpose by Article 97. Pursuant to this mandate, therefore, it is the mission of the Executive Office of Environmental Affairs ("EOEA") and the Department of Food and Agriculture (the "Department"), as restated herein, to protect, preserve and enhance agricultural land, and its capacity to benefit and sustain the citizens of the Commonwealth, as a finite natural resource.

This mission has been accomplished, and shall continue to be accomplished, in part, by discouraging the conversion of viable units of agricultural land to non-agricultural uses. Further, by way of its Mitigation Policy, the Department requires that one acre of agricultural land of comparable or greater agricultural viability be permanently protected for future agricultural use, for every acre of agricultural land so converted, in the manner described herein or by use of an alternative mitigative tool described below.

II. POLICY BACKGROUND & IMPLEMENTATION

Agricultural land has become a ready target for non-agricultural development as a result of its adaptability and physical characteristics. Such development is subject to review and certification under the Massachusetts Environmental Policy Act ("MEPA"). In addition, EOEA has designated agricultural land as a critical natural resource. As with other critical natural resources in the Commonwealth (e.g. wetlands, floodplains), a concerted effort has been and shall continue to be made by the Commonwealth to avoid the loss of agricultural land as a result of non-agricultural development. Where avoidance is not possible, Department policy requires mitigation for the loss of agricultural land in the manner described in Section III.

The Commonwealth of Massachusetts for many years has actively promoted the preservation of agricultural land. Through the Agricultural Preservation Restriction ("APR") Program the Commonwealth invests significant funds, on a regular basis, to protect critical farmland resources by purchasing rights in agricultural land.

Agricultural Land Mitigation Policy page 2 of 3

In addition, Executive Order 193 complements the APR Program as a protective tool through which state agencies are directed to avoid and to mitigate against the conversion of state-owned agricultural lands. In this regard, the Order states the policy that: "State Agency actions shall encourage the protection of state-owned agricultural land by mitigating against the conversion of state-owned land to non-agricultural uses...". The Order further provides, as a separate policy not restricted to state-owned agricultural land, that: "State funds and federal grants administered by the state shall not be used to encourage the conversion of agricultural land to other uses when feasible alternatives are available."

III. MITIGATION OPTIONS

Compensation for the loss of agricultural land resulting from conversion to non-agricultural uses may be accomplished in one or a combination of the following ways, upon consultation with the Department and approval by the Commissioner. A Financial Contribution shall be utilized only in circumstances when On-site and Off-site mitigation are not feasible. The following order of preference shall be followed:

"On-site Mitigation": The permanent protection, through the granting of an APR to the Commonwealth, on any contiguous agricultural land of equal or greater size, soil quality and agricultural viability to the agricultural land being lost to conversion, as determined by the Department and approved by the Commissioner.

"Off-site Mitigation": The permanent protection, through the granting of an APR to the Commonwealth, on a parcel of agricultural land of equal or greater size, soil quality and agricultural viability to the agricultural land being lost to conversion, as determined by the Department and approved by the Commissioner. Where feasible, the permanently protected piece of land shall be located either in the community within which the agricultural land being converted is located or within a contiguous city or town.

"Financial Contribution": For each acre of agricultural land being converted, a contribution of \$10,000.00 per acre shall be made to the Commonwealth's APR Program, or to a qualified nonprofit farmland preservation organization or municipal farmland preservation program for the purpose of assisting the Commonwealth in permanently protecting agricultural land of equal or greater size and agricultural viability to the agricultural land being lost to conversion, as determined by the Department and approved by the Commissioner.

Agricultural Land Mitigation Policy page 3

DEFINTIONS

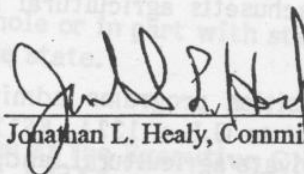
"Agricultural Land": Land comprised of soils which are classified as Prime, Unique, or of State and Local Importance by the USDA Natural Resources Conservation Service, including land currently in active agricultural use, or suitable for active agricultural use, or land which has been in agricultural use within the 15 year time period prior to conversion.

"Agriculture": Agriculture as defined within the Massachusetts General Laws.

"Viable Unit": A parcel of agricultural land that is 5 acres or larger in size, or if fewer than 5 acres, a parcel that significantly contributes to the agricultural character of the community.

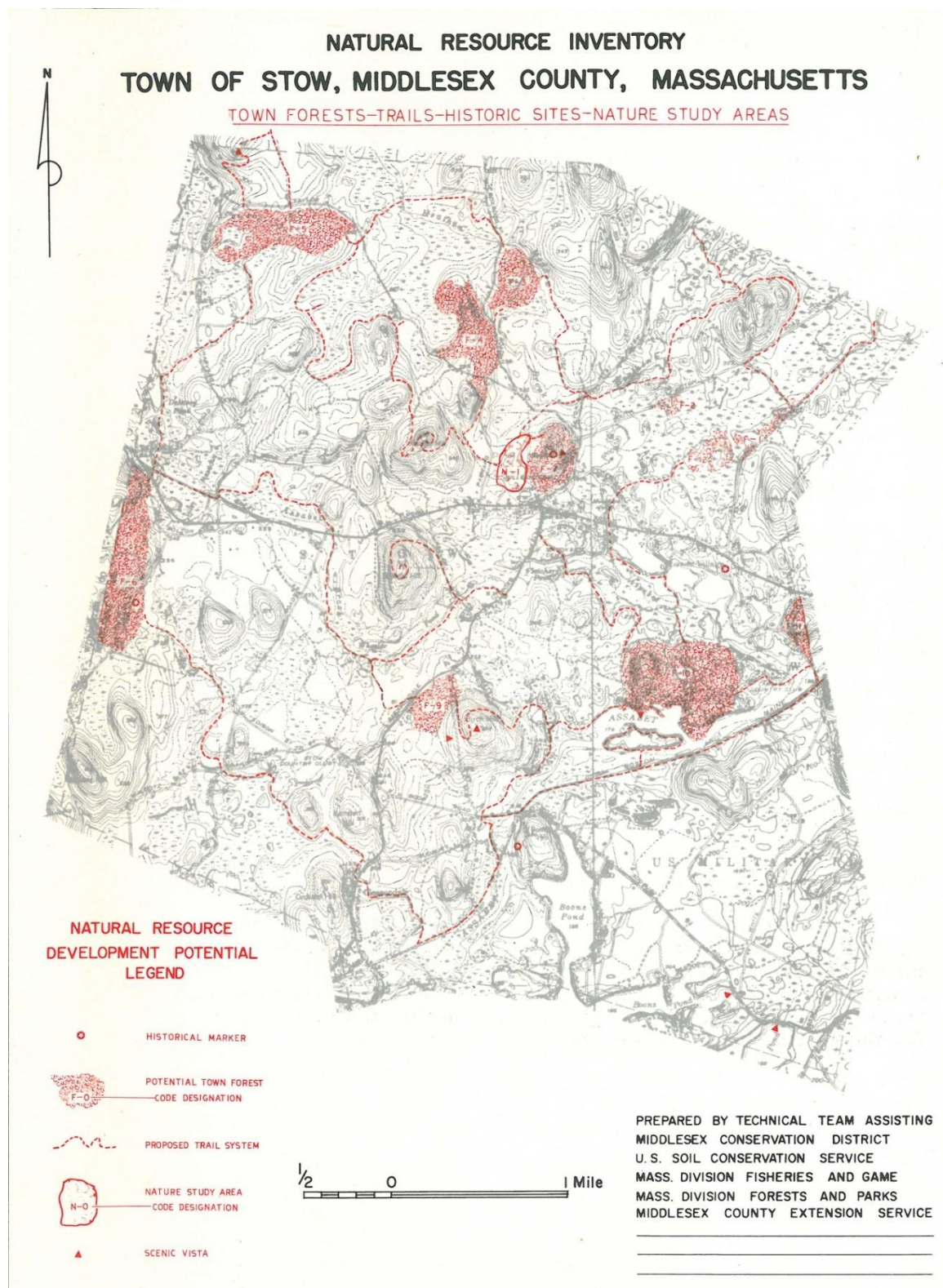
For additional information, kindly contact the Massachusetts Department of Food & Agriculture, 142 Old Common Road, Lancaster, MA 01523 (508) 792-7712.

Dated: November 30, 2001


Jonathan L. Healy, Commissioner

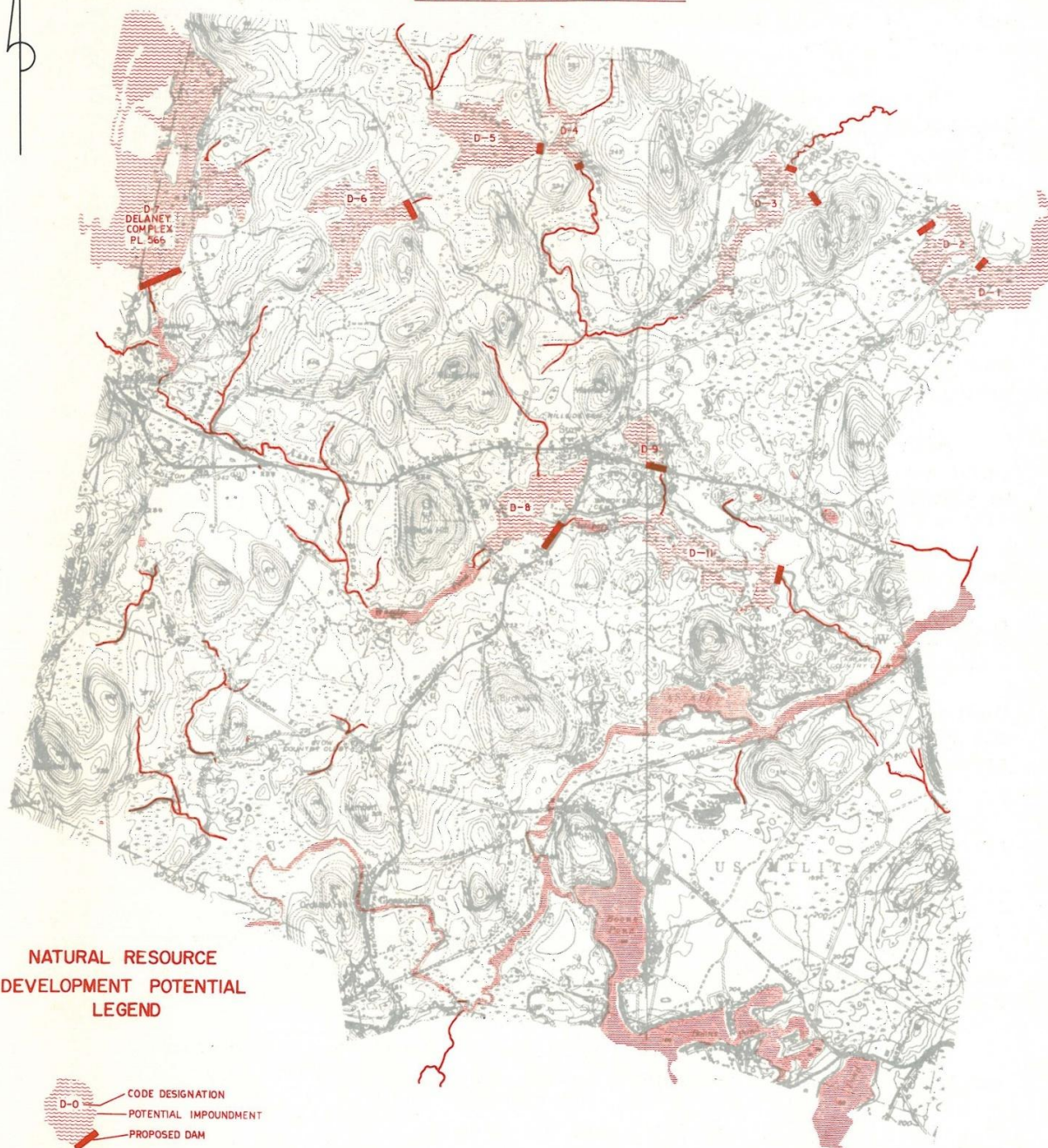
Appendix F

1964-1966 Open Space Plan Documents and Maps

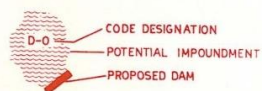


NATURAL RESOURCE INVENTORY TOWN OF STOW, MIDDLESEX COUNTY, MASSACHUSETTS

WATER MANAGEMENT AREAS



NATURAL RESOURCE DEVELOPMENT POTENTIAL LEGEND

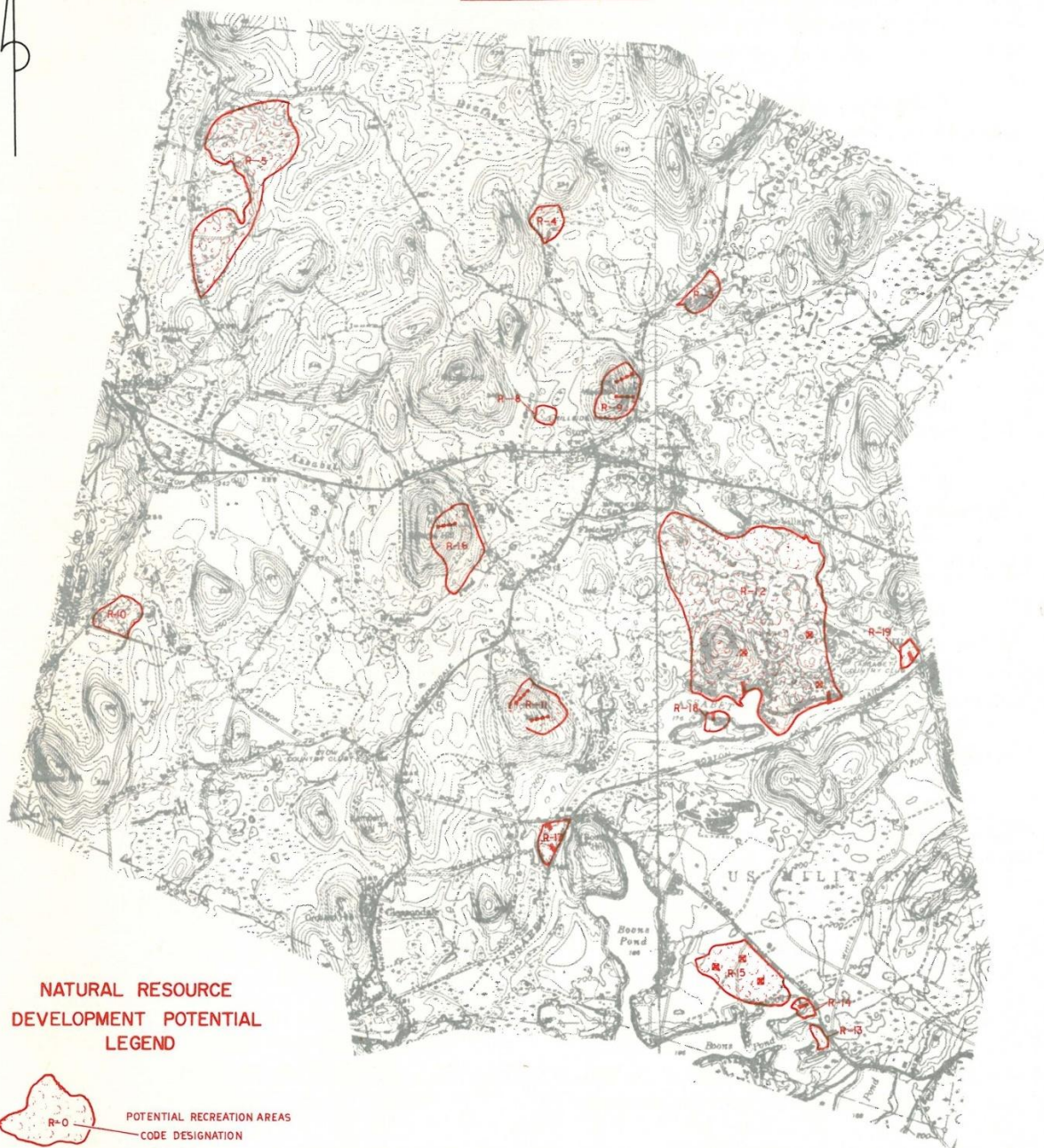


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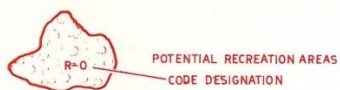
PREPARED BY TECHNICAL TEAM ASSISTING
MIDDLESEX CONSERVATION DISTRICT
U.S. SOIL CONSERVATION SERVICE
MASS. DIVISION FISHERIES AND GAME
MASS. DIVISION FORESTS AND PARKS
MIDDLESEX COUNTY EXTENSION SERVICE

NATURAL RESOURCE INVENTORY TOWN OF STOW, MIDDLESEX COUNTY, MASSACHUSETTS

RECREATION SITES



NATURAL RESOURCE DEVELOPMENT POTENTIAL LEGEND



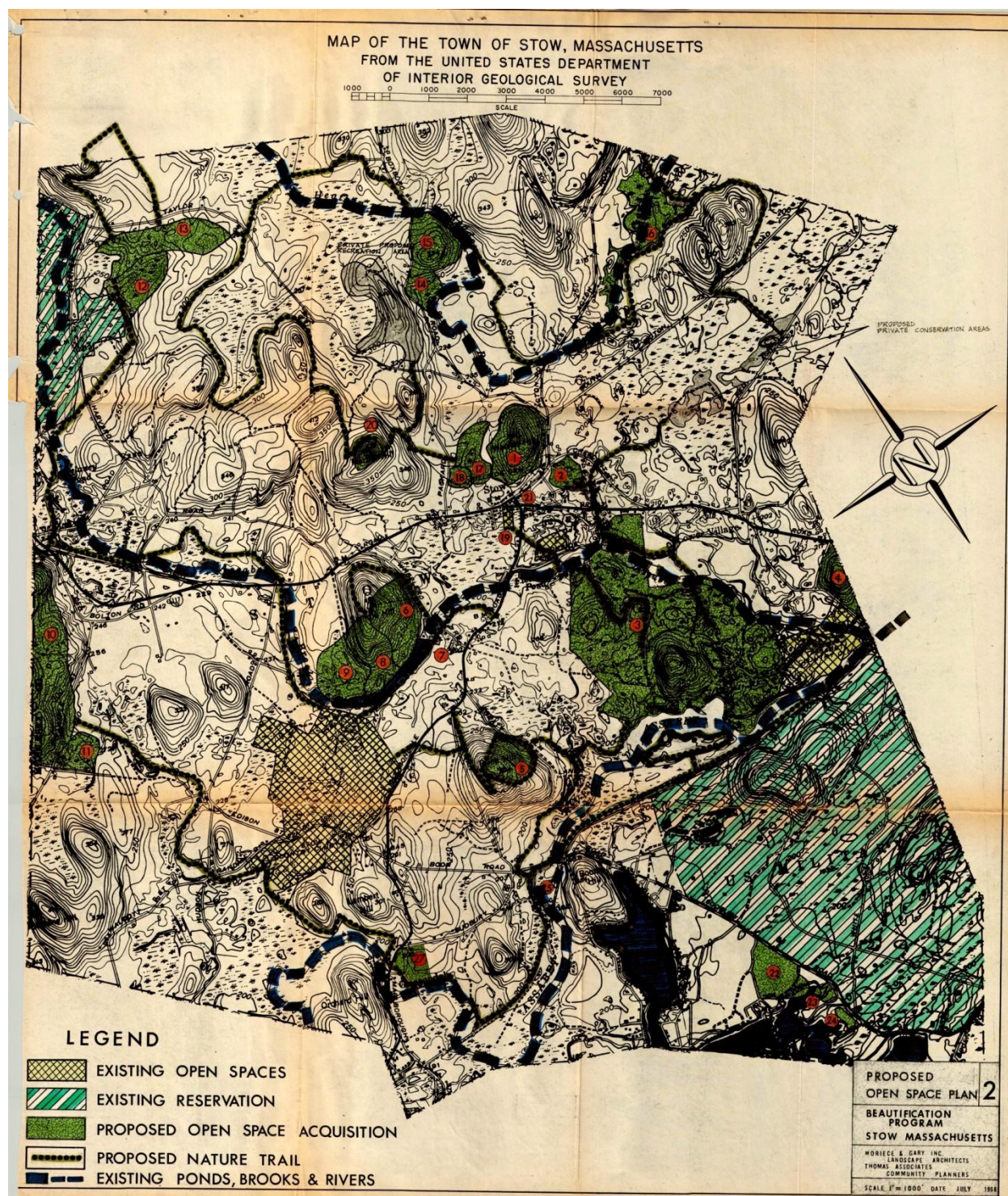
* CAMPSITES

BOAT ACCESS

SKI SLOPES

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PREPARED BY TECHNICAL TEAM ASSISTING
MIDDLESEX CONSERVATION DISTRICT
U.S. SOIL CONSERVATION SERVICE
MASS. DIVISION FISHERIES AND GAME
MASS. DIVISION FORESTS AND PARKS
MIDDLESEX COUNTY EXTENSION SERVICE



1966 Open Space Plan

SURVEY OF PROPOSED OPEN SPACE AND BEAUTIFICATION

STOW, MASSACHUSETTS

Below are listed those open spaces proposed for purchase and development, with a brief description of the size, character, and use of the particular area. These descriptions are based primarily on the recommendations of the Natural Resources Team report. The DEVELOPMENT suggested is that portion which is most needed at this time to make the purchased open space immediately more useful. It is anticipated that more extensive future development will be performed by the community to accommodate the growing recreational and conservation requirements of the Town.

1. PILOT GROVE - Warren Hill, 55 acres (elevation 361)

This site, located nearly in the center of Stow, ties in with the School System and the proposed Nature Study Area. Recreational uses would include nature walks, hiking trails, picnic areas, ski slopes, and as a site of historic and scenic significance. A grove of tall pines on this hill in the past served as a landmark for travelers from miles around on land and sea. Much of this land has slopes in excess of 15% deemed too steep for practical home building in this region. By permission of the owner this hill is used by Boy and Girl Scouts for camping.

DEVELOPMENT: marking and clearing of nature trails to summit, and across site between two schools, improvement of existing camp sites, placement of historical marker.

2. MINISTERS POND, 11 acres

A wildlife impoundment is proposed here having a watershed area of 0.12 square miles. The improvement of this area near the Town Hall would add to the character and scenic beauty of the Town. According to the soil survey, the soil surrounding the Pond is Muck-Scarboro, not suitable for building. Neighbors and visitors to this area await the arrival of the Canada Geese yearly.

DEVELOPMENT: clearing the existing pool with a dozer and dragline combination, plant perimeter and establish nature trails.

3. C. D. FLETCHER ESTATE, 300 acres

This area exhibits the greatest potential in Stow for multiple use of natural resources. The gravel operation off White Pond Road and next to the Assabet Brook (Elizabeth Brook) could be allowed to continue far enough below the water table to provide an excellent large community swimming area. This existing woodland has already had some treatment toward better timber pro-

duction. This woodland area lends itself to camping and picnicking, and facilities could be sought from the State Access Board to provide boat launching along the Assabet River.

DEVELOPMENT: improvement of the existing logging roads and establishment of camping and picnic areas.

- 3a. Box-Mill and Saw Mill, adjacent to and part of original C. D. Fletcher (not part of 300 acres described in item 3), including existing dammed up stream and waterways. The mills are among the oldest mills in continuous operation in the country. Town Warrants are still posted in this mill, and the saw mill still utilizes the old peg tally board for measuring board feet. The Conservation Commission would like to continue to operate these mills in a non-profit non-competitive manner for educational purposes, because otherwise each mill would be out of operation within five to ten years.

4. HASTINGS STREET Buffer Zone, 25 acres

This area, involving 25 acres, has some homes already established along the flatter road frontage, but the land between these houses and the Stow-Maynard town line could be reserved as a buffer zone and nature area, for the majority of this section has slopes in excess of 15 per cent.

5. BIRCH HILL, 32 acres (elevation 394)

Much of this site is over the 15 percent slope determined to be a limiting factor in home building. However, slope and exposure are well suited for use of the area for winter sports such as coasting. Additional recreational uses would be hiking, picnicking, and nature study. The views from Birch Hill are reputed to be some of the most beautiful in the state.

DEVELOPMENT: clearing of slopes for coasting.

6. SPINDLE HILL, 44 acres (elevation 413)

Much of Spindle Hill has slopes of 15 per cent and over, thus limiting the potential for home sites. Nature walks and hiking trails would give summer usage. This area extends to provide frontage on Wheeler Pond for fishing and picnicking.

DEVELOPMENT: clearing slopes and clearing and marking of hiking trails.

7. OLD GRIST MILL SITE, 30 acres (including dam & water rights)

Existing on this land is the remains of an old grist mill adjacent to the dam

- 3 -

at Wheeler Pond. This is the last such mill in Stow. This site is located along the proposed nature trail and includes the water rights, mill dam, swimming area, and access.

DEVELOPMENT: clearing in area and preservation of the mill site.

8. SPINDLE HILL Ski Area, 35 acres

On this wooded site sloping to Wheeler Pond is the potential for a nature study and recreational area. Slope and exposure are suitable for developing a ski area. The purchase of this land completes the loop of land along the north side of this pond.

DEVELOPMENT: clearing and marking of trails and improvement of water front.

9. FEIN LAND, 35 acres

This existing camping area would contribute a valuable link along Wheeler Pond and would require a minimum of development to provide an excellent camping facility. Hiking and fishing are available on the Pond.

DEVELOPMENT: clearing and marking trails.

10. OLD BOLTON ROAD AND MAPLE STREET Conservation Area, 125 acres

This proposed conservation and town forest area covers approximately 125 acres. It takes in a large portion of hillside which has slopes in excess of 15 per cent. Also, the "Kettle" marker (historic site) lies in this site. This location, along the Bolton-Stow town lines, give the advantage of a buffer strip. It may be that Bolton would be interested in setting aside conservation land on their side, thus making a contiguous section of woodland.

DEVELOPMENT: clear and mark trail to "Kettle" marker and improve marker area.

11. MAPLE STREET Swimming Pond, 21 acres

This site has a potential for a dugout type pond for swimming. This would tie in with the proposed town forest area for picnicking. (see are above)

DEVELOPMENT: excavation of pond and establishment of beach.

12. Swimming Pond off HARVARD ROAD, 50 acres

There are two potential sites in this area for dugout type ponds for swimming.

- 4 -

It was the initial desire of the town to locate such facilities in close proximity to the proposed Delaney Complex (SuAsCo project). These ponds would tie in well with the proposed adjacent Town Forest and camping area.

13. TAYLOR AND HARVARD ROADS Town Forest, 75 acres

This woodland area was selected in accordance with the Town's desire to select conservation potential to complement the proposed Delaney Complex. This forest area would provide picnicking, camping and hiking. It would also serve to protect the present character of the countryside.

DEVELOPMENT: clearing and marking of trails.

14. POND off BOXBORO ROAD, 16 acres

This site exhibits potential for a dugout type pond for community swimming. Its proximity to two potential town forest sites would make it possible to include picnicking. A source of water for town forest fire protection would also be furnished by this pond. (according to the soil survey this is a Muck area in general)

DEVELOPMENT: excavation of pond and establishment of parking and beach area.

15. BOXBORO ROAD Woodland, 40 acres

A portion of this proposed woodland has slopes 15 per cent and over, which are considered too steep for home sites. The two proposed areas above Nos. 11 and 12 tie into a composite conservation use of this area.

16. Multiple Use Impoundment off WEST ACTON ROAD, 75 acres

A limited area within this portion of the Heath Hen Meadow area could be dammed to provide a multiple use impoundment, which has a watershed area of 5.25 square miles. This site was closely examined during a Saturday field tour on September 11, 1965 by the Town Advisory Group and the Natural Resource Technical Team. The improvement of the section of the meadow and the potential storage capacity were considered strong potentials in favor of this site. In case of complications with existing septic systems, a dugout type pond area would be possible.

DEVELOPMENT: construction of earth dam or dugout shallow pond.

17. Nature Study Area - School System Area, 23 acres

This area lies between the existing school on Great Road (Route 117) and the new school just west of Warren Hill (Pilot Grove). A preliminary

- 5 -

report covering this area has been drawn up by Charles Roth of Massachusetts Audubon Society and delivered to the Superintendent of Schools. It is expected that development of this area will be by the schools in cooperation with the Audubon Society.

18. Pond off PACKARD ROAD, 9 acres

There exists on this site a small dugout pond of shallow depth. Further investigation of the area may show feasibility of enlarging and deepening this pond for swimming. This site ties in well with the nature study area proposed by the Massachusetts Audubon Society. This would utilize the land between the old school and the new school recently completed.

19. TOWN HALL AREA, 4 acres

The development of this site directly across from the Town Hall will include a depressed parking area for the Town Hall, an access road to a lawn area with benches and planting around a skating pond (dredged). A new sidewalk will be placed with curbing along sides of Route 117. The present stone wall adjacent to the Town Hall will be extended to create a level area in front of the Town Hall - this area will be put into lawn and planting placed around the building and across the road in the parking and skating pond area. (This area is a part of the continuous open space plan for the community.)

20. MARBLE HILL, 20 acres (elevation 448)

It is recommended that the top of the prominent hill in Stow be obtained for the beautiful views as well as the vegetation and geological interest.

DEVELOPMENT: clear and mark trails.

21. TOWN CENTER AREA

To improve the center of Town, it is proposed that the overhead utilities be placed underground, that new sidewalks and street trees be planted in the center. Other improvements are shown on the attached plans and budget.

22. BOONS POND - Swimming, 35 acres

This area has potential for combination of swimming, picnicking and camping.

DEVELOPMENT: beach construction.

23. BOONS POND - Boat Access, 4 acres

This area could be developed as a boat access to Boons Pond. An arrange-

- 6 -

ment might be made with U. S. Military Reservation to park cars and boat trailers across Sudbury Road.

DEVELOPMENT: boat launch facility construction.

24. BOONS POND - Roadside Rest Area, 3 acres

This area could be developed as a roadside rest and scenic vista. This portion of Boons Pond is excellent wildlife habitat and would provide interest in this respect.

DEVELOPMENT: construction of roadside rest area with benches.

25. BOON ROAD AT ASSABET RIVER - Boat access, 11 acres

One or two boat access areas would ideally fit this location.

DEVELOPMENT: boat access ramps.

26. Nature Trails over the Town, 115 acres

It is proposed that a system of trails be established to connect the open spaces purchased and developed by the Town. These trails are for hiking, bridal trails, and nature study trails. Via these trails and the open spaces several loops will carry the traveler throughout the Town.

DEVELOPMENT: clearing and marking trails.

27. Gleasondale Area - Park

This is an area for a proposed park for the Gleasondale Area, to be developed when the population level of the area warrants.

28. ZANDER CIDER MILL AREA, 40 acres

This is an area adjoining the Delaney Complex to be used as a water fowl area primarily, and would include the existing pond, dam and the water rights.

29. TOWN HALL AREA, 15 acres

As an adjunct to item 19 to assure adequate and for additional parks and future development along the brooks.

30. Purchase and Relocation of Garage-service Station in Town Center

There is a garage and service station on the corner abutting the area of

- 7 -

proposed beautification under item 19. As a part of the overall plan, this should be relocated, the area purchased by the Town and integrated into the Town Hall area plan.

Appendix G

Comments on Draft Open Space and Recreation Plan



Town of Stow
Board of Selectmen
 380 Great Road
 Stow, Massachusetts 01775
 selectmen@stow-ma.gov
 978-897-4515

December 21, 2015

Kathy Sferra
 Conservation Coordinator
 Stow Conservation Commission
 Stow Town Building
 380 Great Road
 Stow, MA 01775

Dear Kathy:

Thank you for providing a copy of the updated 2015 Open Space and Recreation Plan to the Board of Selectmen for our review and comment. We have reviewed the document and the Board voted on December 8, 2015 to authorize me to send this letter on its behalf.

The plan contains a wealth of information about Stow's natural environment and strong recommendations for maintaining and enhancing Stow's conservation and recreation holdings, building on our fifty-year tradition of conserving important scenic, natural, and agricultural properties. It will be a great resource for Town boards and departments and will help inform the next update of Stow's Master Plan.

The plan reflects a great deal of hard work by everyone involved. We believe that the Open Space and Recreation Plan Subcommittee has done an excellent job with this update. Please let the Board know how we may assist with implementation of the recommendations in the Plan as you move forward with this process.

Sincerely,

Don Hawkes, Chair
 Stow Board of Selectmen

Planning Board
380 Great Road
Stow, MA 01775
Tel: 978-897-5098
Fax: 978-897-2321

Town of Stow Planning Board

Memo

To: Kathy Sferra – Conservation Coordinator
From: Planning Board
CC: Open Space and Recreation Plan Committee
Date: 12.2.2015
Re: Open Space and Recreation Plan | Planning Board Recommendation & Comments

On December 1, 2015 the Planning Board voted 5-0, unanimously in favor of recommending approval of the Open Space and Recreation Plan. The Planning Board further offers several considerations for the Open Space and Recreation Plan Committee's review.

- **Pg. 38 – Consider Mention of Stow Involvement in Regional Agricultural Planning Project – RE "Agricultural Land"**

In 2013, Stow played an active role in the Minuteman Advisory Group on Interlocal Coordination's Comprehensive Agricultural Planning Project, focused on farm viability food system planning and preservation in a thirteen town MAPC sub-region, of which Stow is a member. Several significant agricultural issues in the region emerged, such as limited options for land tenure and difficulty accessing affordable farmland, public education about farming processes and its community impact, as well as the effect local municipal regulations can have on farm viability strategies. Several key recommendations are noted in the report that can support that the continued viability of farming in Stow, including undergoing a local assessment of the agricultural system, including potentially productive lands, regulatory support for diversified revenue streams for farms, and supporting potential agricultural productivity in the process of acquiring land through various means.

- **Pg. 110 – Consider Potential Action Step – RE "Goals: Increase public use and awareness of the value and importance of Stow's open space and recreational lands..."**

As part of the MAGIC Agricultural Planning Project described above, one potential Action Step could include publicizing and supporting the *Farm Friendly Neighbor Program*, which emerged from the Comprehensive Agricultural Planning project as a local tool to help build public awareness regarding the damage that poor neighbor relations can have on farm viability. The program now has a populated [website](http://farmfriendlyneighbor.wordpress.com) (<http://farmfriendlyneighbor.wordpress.com>) and a customizable brochure for Towns to personalize for their individual efforts. This public education effort could be a bridge between open space, economic development and agricultural interests as Stow's unprotected farmland becomes increasingly valuable and residential homes encroach on farmland currently in production.

- **Pg.96 – Consider Addition of Gleasondale Report Issues and Recommendations – RE**
“Continued Protection of Land in the Underserved Area”

The Town of Stow and UMASS Department of Regional Planning and Center for Economic Development undertook a three phased Gleasondale Village Revitalization Planning project culminating in 2014. The need for enhanced recreation and pedestrian opportunities in the Village stands out among the many opportunities cited in the three reports. Specifically, the 29 acre, Board of Selectmen controlled Kane land, roughly across Rt. 62 from Gleasondale Mill, emerged as a key opportunity to create an accessible trail for a Village that lacks many of the opportunities afforded in other areas of Stow. Currently, a Gleasondale Neighborhood group is forming a proposal to create and manage the trail on Town land. Additionally, the reports emphasized the significance of further recreational opportunities, such as the development of a canoe landing, connection with the Assabet River Rail Trail and increased walkability in the Village to spur future investment and enhance the Village’s natural amenities.

- **Pg. 112 – Consider Addition of Land Acceptance Policy – RE** “Better coordinate public and private efforts...”

Land can come under municipal control in a variety of ways, from Chapter 61, to donations and gifts, to regulatory acquisitions, such as those portions of land associated with Planned Conservation Developments. A *Land Acceptance Policy* was explored during the MAGIC Agricultural Project and could build off the successful Chapter 61 Policy to ensure that a consistent Town process is undertaken to assess various open space needs and land uses despite the variety of acquisition processes.

- **Section 9 – Seven Year Action Plan**

The Planning Board noted that there are a few parcels in Stow that have non-perpetual Conservation Restrictions. One consideration for short term actions under the Seven Year Action Plan would be inclusion of a coordinated effort among town Open Space interests to acquire permanent conservation restrictions on those applicable parcels.

- **Scrivener Comments**

Page 1 (Summary) Change “lamb” to “livestock”.

Page 4 (second paragraph) “identified” to “identifies”

Page 4 – (fourth bullet) – clarify if the intent is for ADA accessibility.

Page 5 (first bullet) – insert “of land” after “conservation”

Page 10 (first paragraph) - Are towns west of stow (Bolton, Lancaster) significantly more developed?

Page 10 ((fourth paragraph) – include Hydro Test and ET&L

Page 11 –(top)- Mention Lake Boon Association Septic pumping program.

Page 11 (Second paragraph) Mention Walcott Street Developments (Hemenway, Cushing, Reil)

Page 96 (last paragraph) “At-Risk” parcels – Include Cushing property.

Page 100 (Creation of Additional Walking and Cycling Opportunities) – Recommend annual appropriate for sidewalks.

Page 103 (Water Based Recreation – Mention UMASS Gleasondale recommendations.

Page 108 – Recommend annual appropriate for sidewalks.

Page 112 – (Action Item E) – Opening statement should include “agricultural value”



SMART GROWTH AND REGIONAL COLLABORATION

December 8, 2015

Kathy Sferra
Conservation Coordinator
Town of Stow
380 Great Road
Stow MA 01775

Dear Ms. Sferra:

Thank you for submitting the "2015 Town of Stow Open Space and Recreation Plan" to the Metropolitan Area Planning Council (MAPC) for review.

The Division of Conservation Services (DCS) requires that all open space plans must be submitted to the regional planning agency for review. This review is advisory and only DCS has the power to approve a municipal open space plan. While DCS reviews open space plans for compliance with their guidelines, MAPC reviews these plans for their attention to regional issues generally and more specifically for consistency with *MetroFuture*, the regional policy plan for the Boston metropolitan area. Stow is a member of the Minuteman Advisory Group on Interlocal Coordination (MAGIC) subregion, along with 12 other municipalities.

Consistency with *MetroFuture* - *MetroFuture* is the official regional plan for Greater Boston, adopted consistently with the requirements of Massachusetts General Law. The plan includes goals and objectives as well as 13 detailed implementation strategies for accomplishing these goals. We encourage all communities to become familiar with the plan by visiting the web site at <http://www.mapc.org/metrofuture> and scrolling down to the PDF of the implementation strategies.

The Stow Open Space and Recreation Plan does not specifically mention *MetroFuture*. We encourage communities to include a brief paragraph about *MetroFuture* in Section 3 under Regional Context. Ideally this paragraph should explain ways in which the Stow Open Space and Recreation Plan will help to advance some of the goals and implementation strategies that relate specifically to open space, recreation, transportation (bicycle), and the environment generally. As described below, the plan addresses a number of issues that indicate consistency with *MetroFuture*, even if it is not specifically called out in the document.

Surrounding communities - In the section on regional context, the plan adequately addresses the open space planning activities and open space plans of surrounding communities. Additionally, the plan references regional planning efforts such as the 495/MetroWest Development Concept Plan and the identified Priority Development Areas as well as the Priority Preservation Areas. The plan also highlights the importance of the

regional watersheds and wildlife corridors. Another key resource is the Assabet River Bike Trail that will serve Stow and the nearby municipalities of Marlborough, Hudson, Maynard and Acton. Connections between surrounding communities and the open space needs and objectives of Stow are explored in the plan.

The plan identifies the issue of climate change as a specific environmental challenge facing the community. *MetroFuture* includes a number of specific goals and objectives related to climate change challenges in the region. Moreover, MAPC is working with the 13 towns that comprise the MAGIC Subregion to create an actionable Climate Resilience Plan for our region. We will be assessing vulnerabilities from climate impacts (e.g. increased precipitation, inland flooding, increased heat and drought).

MAPC asks that the plan highlight the goals, objectives and actions that are consistent with those of *MetroFuture*.

The Stow Open Space and Recreation Plan is very thorough and it should serve the town well as it continues its efforts to preserve open space and provide for the recreational needs of its residents.

Thank you for the opportunity to review this plan.

Sincerely,



Marc D. Draisen
Executive Director

cc: Melissa Cryan, Division of Conservation Resources



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
 100 Cambridge Street, Suite 900
 Boston, MA 02114

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Tel: (617) 626-1000
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March 2, 2016

Kathy Sferra
Conservation Commission
380 Great Road
Stow, MA 01775

Re: Open Space and Recreation Plan

Dear Ms. Sferra:

Thank you for submitting the draft Open Space and Recreation Plan for Stow to this office for review and compliance with the current Open Space and Recreation Plan Requirements. This plan was particularly thorough and has been conditionally approved through March 2023. Conditional approval will allow the town to participate in DCS grant rounds through March 2023, and a grant award may be offered to the town. However, no final grant payments will be made until the plan is completed.

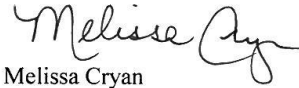
Once the following items are addressed, your plan will receive final approval:

1. Population Characteristics – information on population density is needed, as well as information on the town's industries.
2. Vegetation – the required Public Shade Trees section must be added.
3. Environmental Challenges – please include information on landfills, ground and surface water pollution, and environmental equity. Environmental equity refers to looking at the distribution of open space and recreational amenities in the community and identifying any areas that are lacking in them.
4. Section 5 – the table that lists town-owned conservation properties should have the condition and recreation potential columns completely filled in. The town-owned recreation properties must be in a table with columns on management agency, current use, condition, recreation potential, type of grant, if any, used to purchase or renovate a property, public access, zoning, and degree of protection. You may want to reconsider specifically listing parcels that the town has interest in acquiring as this could be a quick way to drive up the asking price.
5. Analysis of Needs – the Community's Needs section should include the needs of special groups, such as the elderly and teenagers.
6. Action Plan – the goals and objectives should be listed in some sort of priority order with a funding source identified for each.
7. ADA – were the facility inventory forms from Appendix G of the Open Space and Recreation Planner's Workbook used to develop the Evaluation Results? If not, they must be. The Workbook is online at <http://www.mass.gov/eea/docs/eea/dcs/osrp-workbook08.pdf>.

8. Maps – the Unique Features map is missing. Please submit it.

Please contact me at (617) 626-1171 or melissa.cryan@state.ma.us if you have any questions or concerns, and I look forward to reviewing your final plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Cryan". The signature is fluid and cursive, with the first name "Melissa" written in a larger, more prominent script than the last name "Cryan".

Melissa Cryan
Grants Manager